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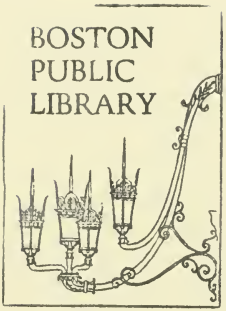
Vol. 2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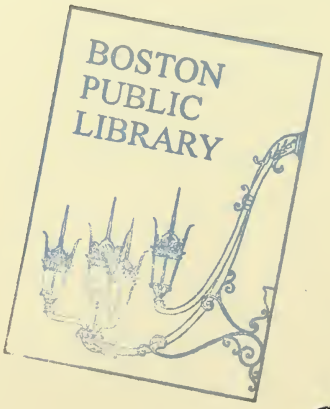
Vol. 2

MARKETPLACE CENTER

FINAL ENVIRONMENTAL IMPACT REPORT



VOLUME **2.**

OF 3

Waterfront
M345

Appendix IV

Meeting Notes and Correspondence
with Utilities Representatives and the MBTA

B O S T O N E D I S O N E L E C T R I C

Edison Electric

M E M O R A N D U M

TO: James F. Sullivan

FROM: John E. Dobie

DATE: March 24, 1983

RE: (a) Utility Meetings
(b) MEPA Schedule

(a) Bob Santomenna has set up the following meetings, at the B.R.A., with the utility companies and Paul McCann:

1.	Edison Steam	March 30, 1983	at 1:30 p.m.
2.	Edison Electric	March 30, 1983	at 3:30 p.m.
3.	Boston Water & Sewer	April 1, 1983	at 10:30 a.m.

(b) We reviewed the MEPA regulations. There is no deadline for filing the final E.I.R. Upon filing, there is a 30 day "comment" period, and then the Secretary must accept or reject it within 7 days after receipt of comments.

slh

HALE AND DORR
COUNSELLORS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
60 STATE STREET
BOSTON, MASSACHUSETTS 02109
(617) 742-9100

CABLE HAFIS BSN
TELEX 94-0472
TELECOPIER
DOMESTIC (617) 367-6133 (617) 742-9108
INTERNATIONAL (617) 367-6180

WASHINGTON OFFICE
1201 PENNSYLVANIA AVE. N.W.
WASHINGTON, D.C. 20004
(202) 393-0800
CABLE HAFIS WSH
TELECOPIER (202) 393-4497

RECEIVED
MAR 24 1983

March 23, 1983

130(B)

Boston Edison Company
Engineering, Planning and Research
Department
800 Boylston Street
Boston, MA 02199

Attn: Mr. J. P. Kelly
Distribution Division Head

Gentlemen:

This office represents Marketplace Center Associates, the developer designated by the Boston Redevelopment Authority for the office and retail project to be constructed on Parcel D-10 under a ground lease from the BRA. The parcel in question is bounded by the Surface Artery, Clinton Street, Commercial Street and State Street.

Presently existing within the site are certain facilities for which Boston Edison is responsible. They include a transformer vault at the southeast corner of State and Commercial Streets which must be discontinued and relocated. Boston Edison has no easement from the BRA for the existing transformer vault.

There have been considerable discussions between Boston Edison and engineers and other representatives of the developer regarding these facilities including the transformer vault. A location for the new transformer vault has been determined. The developer and the BRA take the position that the expense of relocation should be borne by Boston Edison. My understanding is that Boston Edison takes a contrary view.

You are requested to attend a meeting on Wednesday, March 30 at 3:30 P.M. to discuss the relocation of the transformer vault and the payment of the expense of so doing. Review of this situation and the technical information already on file with Boston Edison in advance by your legal and

engineering staffs would be appreciated as we expect to resolve the matter entirely at that meeting.

As indicated below, this letter is sent with the approval and concurrence of the BRA.

Very truly yours,

Robert C. Santomenna
as Attorney for Marketplace Center Associates

Boston Redevelopment Authority

By: _____

MARKETPLACE CENTER ASSOCIATES

189 STATE STREET
BOSTON, MA. 02109

617-742-2280

February 4, 1983

HAND DELIVERED

Robert C. Santomenna, Esquire
Hale and Dorr
60 State Street
Boston, MA 02109

Re: Parcel D-10
Edison Steam
Edison Electric
Boston Gas
Boston Water & Sewer Commission
M.B.T.A.

Dear Bob:

Enclosed please find the transmittal lists of documents and copies of documents regarding above entitled entities for your review.

Very truly yours,

E. Michael Sullivan

EMS/dms

Enclosures

TRANSMITTAL TO: . ert C. Santomenna, Esquii
Haie and Dorr

DATE: February 4, 1983

RE: Edison Electric

Quantity	Date	
1	3/22/82	WZMH memo Re: Edison meeting of 3/18/82
1	5/17/82	A.N.& Co. memo Re: Edison meeting of 5/17/82
1	5/17/82	Edison letter Re: E.I.R.
1	8/27/82	Edison letter Re: E.I.R.
1	11/09/82	A.N.& Co. memo Re: Edison meeting
1	11/17/82	Edison letter Re: October meeting
1	11/17/82	Edison letter Re: approval of design
1	1/27/83	M.C.A. memo Re: Chronolgy

slh

MARKETPLACE CENTER ASSOCIATES

189 STATE STREET
BOSTON, MA. 02109

617-742-2280

M.C.A.
M E M O R A N D U M

To: Inter-office M.C.A.
January 27, 1983
From: E. M. Sullivan
Re: Utilities

1. Edison Steamline

1.1 M.C.A. and W.Z.M.H. have been corresponding with Edison since about May.

1.2 September 21, 1982, W.Z.M.H., W.A., G.B.C. and A.N. company developed plan for supporting B.E. steam line during construction, and for its relocation in the basement.

1.3 December 17, 1982, B.E. looking into cost savings and feasability of capping off steam line during construction.

1.4 Since well the middle of December Anderson and Nichols and Company has been waiting for expansion plans from Edison. G. Guest calling Miles Sinnott twice a week and getting no results. Anderson & Nichols and Company cannot complete work without plans. Still no plans.

2. Gas Company

2.1 M.C.A. to replace a portion of 12 inch gas line on commercial Street.

2.2 M.C.A. awaiting sign-off, Delay due to financial dispute.

3. Edison Electric

3.1 Replacement of electric vault in front of South Market Building.

3.2 Sign-off delay due to financial dispute.

slh

BOSTON EDISON COMPANY
800 BOYLSTON STREET
BOSTON, MASSACHUSETTS 02199

WZMH GROUP, INC.
MARKETPLACE
JAN 11 '83
EM
HJ
DO DDO
RH
FILE

January 7, 1983

WZMH Group, Inc.
Sears Crescent Building
Fourth Floor
City Hall Plaza
Boston, MA 02108

Attention: Mr. David Ordorica

Marketplace Center, Boston
Commercial St. and State St.

Gentlemen:

We have reviewed the Anderson-Nichol Co. Plan entitled "Topographical Survey and Utility Relocation Plan - Progress Print dated Nov. 2, 1982" and approve the site design subject to the following conditions:

1. BECO conduit and cable facilities in the former Commerce St. will have to be discontinued.

2. The network transformer on Commercial St. will be relocated to the opposite side of the street into an existing transformer vault.

3. The conduit and cable facilities off Commercial St. to the 500Kva pad mounted transformer will have to be discontinued.

4. All other BECO conduit and cable facilities on the site will be discontinued.

Once the job is officially authorized to proceed, we recommend that the developer contact Boston Edison Company and begin commercial negotiations since we expect the developer to reimburse us for our relocation expenses.

If we can be of any further assistance, please contact us.

Very truly yours,

Francis X. Martin

Francis X. Martin - Supervisor
Coordinating & Expediting Division

Edison file original to file

RECEIVED

DEC 16 1982

ANDERSON-NICHOLS

BOSTON EDISON COMPANY
GENERAL OFFICES 800 BOYLSTON STREET
BOSTON, MASSACHUSETTS 02199

December 10, 1982

Mr. David Ordorica
WZMH Group
Sears Crescent Building
City Hall Plaza
Boston, MA 02108

RE: Boston Edison Company 16" steam main, Marketplace Center Project.

Dear Sir:

The Boston Edison Company, in conjunction with input from Anderson-Nichols & Co., Inc., is in the design stage of the proposed relocation of its 16" steam main within the confines of the Marketplace Center Project.

Preliminary design has been completed; however, due to distance limitations outside of the proposed building itself, special design considerations must be addressed. These considerations were submitted to our Engineering Department for their review and design on Friday, December 3, 1982.

Upon receipt of their recommendations for design, this office will contact Mr. Gordon Guest or Ray Oro at Anderson-Nichols with final design data.

Very trul yours,

W.R. Fouell

W.R. Fouell
Division Head
Steam Distribution Division

WRY/MVS/bg

Copies: Messrs. Gordon Guest, Anderson-Nichols & Co., Inc.
John J. Murphy III, Boston Edison Co.
Garry Dolloff, Boston Edison Co.
Lawrence Tuck, Boston Edison Co.
Myles V. Sinnott, Boston Edison Co.

RECEIVED
DEC 1982

BOSTON EDISON COMPANY
GENERAL OFFICES 800 BOYLSTON STREET
BOSTON, MASSACHUSETTS 02199

November 17, 1982

WZMH GROUP, INC.
MARKETPLACE
11/23/82
RM
MJ
DO
RH

WZMH Group, Inc.
Sears Crescent Building
Fourth Floor
City Hall Plaza
Boston, Mass. 02108

Attention: Mr. David Ordorica

Marketplace Center, Boston
Commercial St. and State St.

Gentlemen:

This letter will summarize our discussion at the recent meeting in October, 1982.

1. The Boston Edison Company transformer vault at the corner of Commercial St. and State St. will be discontinued and removed. All other active cable associated with this transformer will be cleared from the site.

2. The 4160 volt service which supplies the Central Market Chiller will be discontinued and removed. The Rouse Corp. will provide for the market's air conditioning service.

3. Marketplace Center will be supplied from a new transformer vault to be located in the high rise office section of the development. Details of the transformer vault will be resolved between BECo., WZMH and Cosentini Associates.

Once the job is officially authorized to proceed, we recommend that the developer contact Boston Edison Company and begin commercial negotiations since we expect the developer to reimburse us for our relocation expenses.

If we can be of any further assistance, please contact us.

Yours truly,

J. P. Kelly
Distribution Division Head
Engineering, Planning & Research Dept.

Copy to: Anderson-Nichols/RKO

WJK/lsp

MARKETPLACE CENTER

DESIGN

PROJECT MEMORANDUM NO. 24

Date: November 9, 1982

From: R. K. Oro R.K.O.

ANCo DISTRIBUTION:

ADMINISTRATION	DEPARTMENT HEAD	JOB CAPTAIN
W. Daniell	L. McNeil	J. Poirier
R. McGillicuddy	H. Wilcox	
S. Hassell	L. Tarlow	
H. Spicer		
G. Guest		

OUTSIDE DISTRIBUTION:

Owner: James F. Sullivan - Market Place Center

Architect: D. D. Ordorica - WZMH Group

SUBJECT: Meeting to review proposed utility relocations with the Boston Edison Company, Distribution Division.

Date and Place

November 2, 1982 at the office of WZMH Group, Inc. at 9:00 AM.

In Attendance

W. Dramer, Boston Edison Co., Distribution Division
D. Ordorica, WZMH Group, Inc.
G. Guest, Anderson-Nichols
R. Oro, Anderson-Nichols

Purpose of Meeting

Discuss needs for written approval for construction design.

Discussion

1. Electric Transformer Vault

The discussion opened with the review of the utility relocation plan. The BECo transformer vault located in the site area at the corner of Commercial Street and State Street must be abandoned. Their is an existing vault on the opposite side off Commercial Street which can be utilized for relocation. This was agreed upon.

2. Rouse Co. Service

The existing electrical conduit lines to the Rouse Co. facility will be discontinued. The BECo requires a letter from them before any service can be discontinued.

3. Electric Conduit and Lines in the Parcel Area

The B.R.A., land owner, must request the BECo to abandon all electrical services including manholes, within the parcel area. The BECo will most likely salvage the cable and leave the structures as is for the developer's contractor to evacuate during construction.

4. Construction Schedule

A date of May 1, 1983 was used as the target date for work to be completed by the BECo. A three to four month construction period can be expected. The letters requesting the discontinuation of service stating a date to commence should be sent to the BECo as soon as possible.

5. Summary

Two prints of the Utility Relocation Plan will be sent to Mr. Kramer of the BECo. A letter from Mr. Ordorica requesting design approval will be sent to Mr. Kramer also. Mr. Kramer will request the BECo to investigate the legal rights of the BECo's position which will effect the payment for any work done by the BECo or the developer with respect to the BECo utilities.

The meeting ended at approximately 11:00 am.

WZMH Group Inc.
Architects & Planners

Sears Crescent Building
4th Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Boston, Dallas,
Denver, Houston,
Irvine

Calgary, Montreal,
Toronto, Vancouver

RECEIVED
OCT 27 1982

Filed
Gas
+ Edison
#130

October 26, 1982

Marketplace Center Associates
189 State Street, 8th floor
Boston, MA 02108

Attn: James F. Sullivan, Esq.

Re: Marketplace Center
Boston, MA Project No. 1786
Reply to Your Letter dated October 21, 1982
Regarding Boston Gas and Boston Edison

Dear Sirs:

We are in receipt of your above letter, and feel that your request should best be addressed to your Site Engineering Consultant, Anderson-Nichols.

Sincerely,

David D. Ordorica

David D. Ordorica
DDO/pmd

cc: R.Manning
C.Lee
H.Johnson
R.Hoopman

Richard A. Manning AIA ARIBA
David P. Hasset AIA
William Hudgens MRAIC ARIBA
Bernard Hime MRAIC

BOSTON EDISON COMPANY
GENERAL OFFICES 800 BOYLSTON STREET
BOSTON, MASSACHUSETTS 02199

RECEIVED
SEP 3 1982
SASAKI ASSOCIATES INC.

August 26, 1982

Ms. Sandra Uyterhoeven
Commonwealth of Mass.
Executive Office of
Environmental Affairs
100 Cambridge Street - 20th Floor
Boston, Mass. 02202

LATE COMMENT

RE: Marketplace Center
Commercial St. & State St., Boston

Dear Ms. Uyterhoeven:

We have reviewed the Draft Environmental Impact Report and have the following comments to make regarding the Boston Edison Company electrical facilities:

1. It appears that the BECo. transformer vault at the corner of Commercial St. and State St. must be discontinued. Since this vault supplies the U.S. Custom House and is an integral part of our network grid system, we plan to relocate this unit to a new location on Commercial St. opposite the present transformer vault. All other active cable associated with this transformer will be cleared from the site.

2. The 4160 volt service which supplies the Central Market Chiller may be discontinued. Mr. David Ordorico of WZMH was investigating the feasibility of supplying the chiller from the new Marketplace Center electrical service.

3. Marketplace Center will be supplied from a new transformer vault to be located in the high rise office section of the development. Details of the transformer vault must be resolved between BECo. and WZMH.

Once the job is officially authorized to proceed, we recommend that the developer contact Boston Edison Company and begin commercial negotiations since we expect the developer to reimburse us for our relocation expenses.

If we can be of any further assistance, please contact us.

Yours truly,

J. P. Kelly
Distribution Division Head
Engineering, Planning & Research Department

Copy to: WZMH Group

WJK/lsp

Anderson-Nichols

Job No. 3992

MARKETPLACE CENTER

DESIGN

PROJECT MEMORANDUM NO. 3

WZMH GROUP, INC.
MARKETPLACE
JUN 15 '82
RM
GL
HJ
DO
JB
FILE

Date May 17, 1982

From H. H. Spicer

ANCo Distribution:

ADMINISTRATION	DEPARTMENT HEAD	JOB CAPTAIN
W. Daniell		J. Poirier
R. McGillicuddy	H. Wilcox	
S. Hassell	L. Tarlow	
G. Guest		

OWNER:

James F. Sullivan - Market Place Center

ARCHITECT:

D. D. Ordorica - WZMH Group

RECEIVED
JUN 22 1982
SASAKI ASSOCIATES, INC.
By

SUBJECT: Meeting at WZMH with Boston Edison, May 17, 1982.

ATTENDEES:
D. D. Ordorica - WZMH Group
W. J. Kramer - Boston Edison, Distribution Division
H. H. Spicer - Anderson-Nichols

1. Gas line originally shown on survey inside the project area was found, by test pits taken, to be outside the project property line.

2. There are some live electrical lines in Old Chatham Street extension - to about the center of the site. Remaining lines previously abandoned. All electric lines to be abandoned.

3. There is an existing 4,000 volt service at the North end of the site which feeds a pad mount transformer for chiller in the existing compactor area. Edison to check plans of actual location.

   This existing chiller for the central market will be relocated to the new low rise roof. A vault could be built at ground level and run electrical lines to the roof.

4. Trash compactors to be relocated to first floor of tower.

5. Edison prefers one new main if everything is on 480.

6. Regarding elimination of existing electrical vault at Southwest corner of site:

   Transformer can be located in existing rectifier vault across street in front of South Market Building. New transformer (500 KVA is in stock) and associated cable/duct work would take two month installation with an estimated rough cost of $30,000. The two month period is after legal items are worked out.

7. WZMH now planning on one level of parking. Would like new electric vault for facility to be on third floor in mechanical area.

   WZMH will have to check on structural considerations.

   Edison would want 15' minimum clearance between outside wall of vault and overhead expressway structure. A removable panel will also have to be provided for access.

   Edison will check on how primary will feed from ground level to vault on third story. Will need tank or pit below transformer vault.

8. Edison requested that WZMH furnish loads required. Questioned if electric heat will be used. Rough Edison estimate is that 2 - 2,000 KVA or 3 - 1500 KVA will be needed, based on approximate floor area of 400,000 square feet.

9. Edison contact for metering questions is Michael Crowley.

10. Edison to check on existing 12" line on State Street at South property line and the 4" line exposed by test pit near the existing steam line on West property line. Jack Dunlea is usually helpful for survey data at Edison (424-3124).

11. Edison recommends that work and costs be handled in three items:

    1) The relocating of the existing electrical vault operation from the Southwest corner of the site.

    2) The primary feed to chillers; since there will be a third party (Quincy Market) involved.

    3) New services for the proposed project.

12. George Kenney is the contact at Boston Edison with respect to development costs.

HHS:rb

BOSTON EDISON COMPANY
800 BOYLSTON STREET
BOSTON MASSACHUSETTS 02199

WZMH GROUP, INC.
MARKETPLACE
MAY 21 '82

May 17, 1982

Ms. Sandra Uyterhoeven
Commonwealth of Mass.
Executive Office of
Environmental Affairs
100 Cambridge Street - 20th Floor
Boston MA 02202

RE: Marketplace Center
Commercial & State St.'s Boston

Dear Ms. Uyterhoeven:

Based on the WZMH Group presentation at the April 20, 1982, meeting and further discussions with Mr. David Ordorico of WZMH, it appears that Boston Edison Company must discontinue its transformer vault at the corner of Commercial and State St.'s. Since this vault supplies the U. S. Custom House and is an integral part of our network grid system, a suitable replacement vault must be established. We are now working on these engineering plans and cost details.

Since the costs associated with this relocation are the developer's responsibility, we would appreciate hearing from him as soon as the project is officially authorized.

If there is any additional information you feel would be helpful, please do not hesitate to contact me.

Very truly yours,

George J. Kenney

Mr. George J. Kenney
Major Accounts
Energy Services Department

Copy to: WZMH Group

GJK/dkh

BOSTON EDISON COMPANY
800 BOYLSTON STREET
BOSTON, MASSACHUSETTS 02199

WZMH GROUP, INC.
JUN 24 1982
RECEIVED

June 18, 1982

To Whom It May Concern:

This letter is to inform you that the Boston Edison Company has established a charge for providing plans to contractors, consulting firms and others. The procedure which follows should be used when copies of plans are requested:

1. Requests must be in writing to:

   Division Head - Survey and Records Division (P-231)
   Engineering, Planning and Research Department
   Boston Edison Company
   800 Boylston Street
   Boston, Massachusetts 02199

2. All requests must clearly identify the specific location desired. This may be accomplished by suitable marking on a segment of a street map, exchange map or sketch attached to the letter. Personal visits by the requesting party to look at maps or plans will not be accepted as a substitute for a written request.

3. Effective July 1, 1982, the flat rate charge for each copy of a plan will be $10.00. Each additional plan required to adequately depict the area requested will be charged at the same rate.

4. Payment for the plans requested shall be by cash or by check made out to the Boston Edison Company and shall be presented when the representative of the requesting party personally receives the plan. No bills will be sent.

5. A receipt for the payment will be given to the person picking up the plans by a Survey and Records Division Supervisor or the Division Head.

Your cooperation in following this procedure should serve to expedite your requests and help us control our costs.

Yours truly,

Robert E. Power

Robert E. Power, Division Head
Survey and Records Division

REP/sel

WZMH Group Inc.

Transmitta

Architects & Planners

Sears Crescent Building
Fourth Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Date March 29, 1982

Project Marketplace Center, Boston

Project No. 1786

To Boton Edison Company, Distribution
Engineering, Planning & Research De
800 Boylston Street
Boston, MA 02199

Attention William J. Kramer, P.E.

Sent via CENTRAL

Please find the following enclosed:

Quantity	Date	Item
1	3/22/82	Memorandum - Regarding Meeting of March 18, 1982
1	4/81	BRA Parcel D-10 Site Plan
1	3/75	BRA Relocation Plan J-1
1	4/75	BRA Utility Plan X
1	NA	WZMH presentation dwg. - Site Plan
1	"	" " " - Birdseye Perspective
1	"	" " " - First Floor Plan
1	"	" " " - Second Floor Plan
1	"	" " " - Third Floor Plan
1	"	" " " - Typical Office Floor Plans
1	"	" " " - Longitudinal Section

For your information pursuant to our meeting on 3/18/82

c: H.Johnson

DAVID ORDORICA
WZMH Group Inc., Architects

Please notify us at once if enclosures are not as transmitted above.

B O S T O N E D I S O N S T E A M

M E M O R A N D U M

TO: James F. Sullivan

FROM: John E. Dobie

DATE: March 24, 1983

RE: (a) Utility Meetings
(b) MEPA Schedule

(a) Bob Santomenna has set up the following meetings, at the B.R.A., with the utility companies and Paul McCann:

1.	Edison Steam	March 30, 1983	at 1:30 p.m.
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3.	Boston Water & Sewer	April 1, 1983	at 10:30 a.m.

(b) We reviewed the MEPA regulations. There is no deadline for filing the final E.I.R. Upon filing, there is a 30 day "comment" period, and then the Secretary must accept or reject it within 7 days after receipt of comments.

slh

HALE AND DORR
COUNSELLORS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
60 STATE STREET
BOSTON, MASSACHUSETTS 02109
(617) 742-9100

CABLE HAFIS BSN
TELEX 94-0472
TELECOPIER
DOMESTIC (617) 367-6133 (617) 742-9108
INTERNATIONAL (617) 367-6180

WASHINGTON OFFICE
1201 PENNSYLVANIA AVE., N.W.
WASHINGTON, D.C. 20004
(202) 393-0800
CABLE HAFIS WSH
TELECOPIER (202) 393-4497

RECEIVED
MAR 17 1983

March 16, 1983

BY HAND

Mr. Paul McCann
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Re: Parcel D-10

Dear Paul:

I enclose herewith a proposed letter to Boston Edison regarding the steam line and a proposed form of agreement between the developer, the BRA and Boston Edison.

Also enclosed is a proposed form of letter to Boston Water and Sewer.

We would like to arrange for meetings with all of the utilities before the PIC hearing on discontinuances. As you will recall, Carmen Buono indicated some concern about existing utilities and disbelief that the taking by the BRA could terminate any rights with respect to existing utilities. We do not want to use the PIC hearing as a forum for the utilities.

After you have had a chance to review the enclosures I will give you a call to try to set up a schedule for meetings.

The steam line and Boston Water and Sewer are the most troublesome of the utilities to deal with and we would like to get going with these two as soon as possible. We will prepare, for your approval, a similar letter to Edison Electric and we would like to include Edison Electric in the schedule of meetings.

Very truly yours,

Robert C. Santomenna

RCS:bs
Enclosures
cc: James F. Sullivan, Esq.
Mr. John E. Dobie
Mr. Michael Sullivan

HALE AND DORR
COUNSELLORS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
60 STATE STREET
BOSTON, MASSACHUSETTS 02109
(617) 742-9100

CABLE HAFIS BSN
TELEX 94-0472
TELECOPIER
DOMESTIC (617) 367-6133 (617) 742-9108
INTERNATIONAL (617) 367-6180

WASHINGTON OFFICE
1201 PENNSYLVANIA AVE., N.W.
WASHINGTON, D.C. 20004
(202) 393-0800
CABLE HAFIS WSH
TELECOPIER (202) 393-4497

RECEIVED
MAR 17 1983

March 16, 1983

Boston Edison (Steam)
800 Boylston Street
Boston, MA 02199

Attn:

Gentlemen:

This office represents Marketplace Center Associates, the developer designated by the Boston Redevelopment Authority for the office and retail project to be constructed on Parcel D-10 under a ground lease from the BRA.

I enclose a form of agreement between Marketplace Center Associates, Boston Edison (Steam) and the BRA respecting the steam line which presently crosses the site. This agreement deals with the capping of the steam line during construction and the accommodation of the line in the new improvements.

You are requested to attend a meeting on , at A.M. at the BRA to discuss this agreement respecting the steam line. Review of the enclosed form of agreement and the technical information which is already on file with Boston Edison in advance by your legal and engineering staffs would be appreciated as we expect to work out all details of the agreement respecting the steam line at that meeting.

As indicated below, this letter is sent with the approval and concurrence of the BRA.

Very truly yours,

Robert C. Santomenna
as Attorney for Marketplace Center Associates

Boston Redevelopment Authority

By: _____

RECEIVED
MAR 17 1983

AGREEMENT RELATING TO STEAM LINE

This Agreement made this day of March, 1983, between the Boston Redevelopment Authority ("BRA"), Boston Edison Company, Steam Distribution Division ("Edison-Steam") and James F. Sullivan, d/b/a Marketplace Center Associates ("MCA")

RECITALS

A. The BRA is the owner in fee of land in Boston, Suffolk County, Massachusetts, bounded by the Surface Artery, State, Commercial and Clinton Streets known as Parcel D-10 in the Downtown Waterfront Urban Renewal Area (the "Land").

B. The BRA has designated MCA as developer of the Land and, subject to approval of design and satisfaction of certain other conditions, will lease the land to MCA under a long-term ground lease which will require MCA to construct, maintain and operate certain buildings and improvements to be used primarily for office and retail purposes (the "Improvements"). The Land is presently used as a parking lot for automobiles.

C. There is situated on the Land a ____ inch steam line installed by Edison-Steam which runs across the Land from the Surface Artery to Commercial Street south of and approximately parallel to the present location of the "Walkway to the Sea" (the "Steam Line"). Edison-Steam has no easement from the BRA

for the installation and maintenance of the Steam Line.

D. The parties now wish to provide for construction of the Improvements without substantial inconvenience, interference or expenses on account of the Steam Line and to provide for the accommodation of the Steam Line within the Improvements.

AGREEMENTS

In consideration of the mutual agreements herein contained, the parties agree as follows:

1. Edison-Steam will "cap" the Steam Line, outside the boundaries of the Land, at the Surface Artery and Commercial Street and the Steam Line will be removed from the Land by MCA so that excavation and foundation construction for the Improvements may proceed without regard to the Steam Line. Edison-Steam will, promptly after the date hereof, advise the BRA and MCA in writing as to the precise locations, outside the boundaries of the Land, at which the Steam Line will be "capped". Edison-Steam will "cap" the Steam Line at those locations within five (5) working days after written request to do so from MCA, provided that in no event shall Edison-Steam be required to "cap" the Steam Line before , 1983.

2. MCA will thereafter proceed diligently with the excavation and construction of the foundation for the Improvements. Upon completion of foundation work to the extent provided in the plans and specifications referred to in Schedule A hereto

(the "Plans and Specifications"), MCA will notify Edison-Steam and MCA and Edison-Steam will thereupon coordinate their efforts and forces so that the Steam-Line may be reinstalled, at the sole cost and expense of Edison-Steam, as shown and described in the Plans and Specifications. Edison-Steam agrees to proceed diligently with the work of reinstalling the Steam Line so as not to interfere with or delay the construction of the Improvements.

3. The BRA and MCA shall, upon full performance and satisfaction by Edison-Steam of its obligations hereunder, grant to Edison-Steam such rights and easements as may be reasonably necessary for the maintenance, inspection and repair of the Steam Line as reinstalled.

4. Edison-Steam shall indemnify and hold the BRA and MCA harmless from and against all loss, costs, claims, judgments, damages and expenses arising out of or in any way relating to (i) the presence and existence of the Steam Line in its present location, (ii) the performance by Edison-Steam of its obligations under this Agreement, and (iii) the Steam Line when reinstalled in the Improvements pursuant to this Agreement. The document granting the easement referred to in Section 3 above shall include a restatement by Edison-Steam of the foregoing indemnity.

WITNESS the execution hereof as of the day and year first above written.

BOSTON REDEVELOPMENT AUTHORITY

By:_____

BOSTON EDISON COMPANY
Steam Distribution Division

By:_____

_____
James F. Sullivan, d/b/a/
Marketplace Center Associates

MARKETPLACE CENTER ASSOCIATES

189 STATE STREET
BOSTON, MA. 02109

617-742-2280

February 4, 1983

HAND DELIVERED

Robert C. Santomenna, Esquire
Hale and Dorr
60 State Street
Boston, MA 02109

Re: Parcel D-10
Edison Steam
Edison Electric
Boston Gas
Boston Water & Sewer Commission
M.B.T.A.

Dear Bob:

Enclosed please find the transmittal lists of documents and copies of documents regarding above entitled entities for your review.

Very truly yours,

E. Michael Sullivan

EMS/dms

Enclosures

RANSMITTAL TO: ert C. Santomenna, Esquir
Hale and Dorr

DATE: February 4, 1983

RE: Edison Steam

Quantity	Date	
1	3/10/82	WZMH list Re: utilities
1	3/10/82	WZMH transmittal Re: utilities
1	5/12/82	A.N. & Co. memo Re: meeting with Edison Steam
1	5/21/82	J. F. Sullivan letter Re: utilities cost (BRA)
1	6/02/82	A.N. & Co. memo Re: Building Department meeting
1	6/15/82	A.N. & Co. memo Re: utility relocation
1	6/25/82	A.N. & Co. letter Re: utility relocation cost
1	9/07/82	A.N. & Co. memo Re: steam line
1	9/17/82	WZMH transmittal Re: steam line relocation
1	9/15/82	Ric-Wil Pipe Re: pipe jacket
1	10/05/82	A.N. & Co. letter Re: B.E. update
1	10/13/82	GBC letter Re: steam line relocation estimate
1	11/17/82	B.E. letter Re: review of steam line reloc. design
1	12/06/82	A.N. & Co. memo Re: steam line details
1	12/10/82	B.E. letter Re: steam line
1	12/13/82	B.E. letter Re: steam line details review
1	1/27/82	M.C.A. memo Re: Edison steam correspondence

slh

MARKETPLACE CENTER

DESIGN

RECEIVED
-3 1 6 1983

PROJECT MEMORANDUM NO. 34

Date February 3, 1983

From G. F. Guest GFG

ANCo Distribution:

ADMINISTRATION	Department Head	JOB CAPTAIN
W. Daniell	L. McNeil	J. Poirier
R. McGillicuddy	H. Wilcox	R. Oro
S. Hassell	L. Tarlow	
H. Spicer		

Outside Distribution:

Owner:

James F. Sullivan - Market Place Center
[redacted] - " " "
J. Dobie - " " "

ARCHITECT:

D. D. Ordorica - WZMH Group

SUBJECT: Meeting with Marketplace Center Associates and their attorneys - Hale & Dorr to discuss the following:

a) Lack of response by some utility owners to coordinate utility relocation.

b) Discuss easement and P.I.C. discontinuance plan responsibility.

Date & Place

Friday, January 28, 1983, at 9:00 A.M. at the office of Hale & Dorr; 60 State Street.

In Attendance

James F. Sullivan	-	Marketplace Center
E. M. Sullivan	-	Marketplace Center
J. Dobie	-	Marketplace Center
R. Santomenna	-	Hale & Dorr
G. Guest	-	Anderson-Nichols

Purpose of Meeting

To discuss the reluctance of some utility owners to work with the developer to relocate existing utilities and to develop a plan of action; and to discuss P.I.C. discontinuance and utility easement plan responsibility.

Discussion

Mr. Santomenna was briefed on the current status of utility coordination efforts by the developer and team members, and the requirements of Boston Water & Sewer Commission for easements covering sanitary sewer, storm drainage and water line locations.

Boston Sewer & Water Commission is looking for easements from the BRA that cover the land area occupied by their utilities and easements from the developer for maintenance access.

Any further discussions with Boston Water & Sewer Commission regarding easements will be carried out by Hale & Dorr. The writer advised that ANCo had provided contract utility plans to the B.S.&W.C. so that they could outline their easement requirements. This information will be forwarded to the developer as soon as it is received by ANCo. ANCo will do no work in this area until directed by Marketplace Center Associates.

Boston Edison Steam, early in the project, had cooperated with the Marketplace Center staff in developing alignment and construction details for the relocation of the 16" high pressure steam line. However, the work effort by Boston Edison stopped in December. Representatives of Edison have promised construction details and weekly basis along with the results of a study to determine if the steam line could be shut down for a period of time to allow building foundation work to proceed without interruption. We believe that Edison is concerned about who is going to pay for the relocation work and wants that issue addressed before they complete their engineering.

Meeting ended about 11:00 A.M.

WZMH Group Inc.
Architects & Planners
Sears Crescent Building
Fourth Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Transmittal

HD/BE

Date February 1, 1983

Project Marketplace Center

Project No. 1786

To Marketplace Center Associates
189 State St.
Boston, MA 02109

Attention M. Sullivan

Please find the following enclosed. Sent via Choice

Quantity	Date	Item
1	3-15-82	WZMH Memorandum Re: Introduction to project (steam)
1	3-16-82	WZMH Transmittal Re: project information "
1	3-22-82	WZMH Memorandum Re: Introduction to project (ditribution)
1	3-29-82	WZMH Transmittal Re: project information "
1	5-17-82	BE Letter Re: vault discontinuance
1	5-19-82 (rec)	BE memo Re: information for survey
1	6-18-82	BE Letter Re: provision of information
1	8-26-82	BE Letter Re: vault discontinuance
1	9-17-82	WZMH Transmittal Re: FS drawings
1	10-13-82	" " " " "
1	10-20-82	" " " GBC steam line relocation estimate
1	11-17-82	BE Letter Re: confirm meeting
1	11-17-82	BE Letter Re: design criteria
1	12-10-82	BE Letter Re: steam line status
1	12-13-82	BE Letter Re: design criteria
1	1-7-83	BE Letter Re: distribution sign off

As per your request.

424-2000

cc: H. Johnson

David D. Ordorica
WZMH Group Inc., Architects

Please notify us at once if enclosures are not as transmitted above.

MARKETPLACE CENTER ASSOCIATES

189 STATE STREET
BOSTON, MA. 02109

617-742-2280

M.C.A.
M E M O R A N D U M

To: Inter-office M.C.A.
January 27, 1983
From: E. M. Sullivan
Re: Utilities

1. Edison Steamline

1.1 M.C.A. and W.Z.M.H. have been corresponding with Edison since about May.

1.2 September 21, 1982, W.Z.M.H., W.A., G.B.C. and A.N. company developed plan for supporting B.E. steam line during construction, and for its relocation in the basement.

1.3 December 17, 1982, B.E. looking into cost savings and feasability of capping off steam line during construction.

1.4 Since well the middle of December Anderson and Nichols and Company has been waiting for expansion plans from Edison. G. Guest calling Miles Sinnott twice a week and getting no results. Anderson & Nichols and Company cannot complete work without plans. Still no plans.

2. Gas Company

2.1 M.C.A. to replace a portion of 12 inch gas line on commercial Street.

2.2 M.C.A. awaiting sign-off, Delay due to financial dispute.

3. Edison Electric

3.1 Replacement of electric vault in front of South Market Building.

3.2 Sign-off delay due to financial dispute.

slh

Edison Steam #130

MARKETPLACE CENTER ASSOCIATES

189 STATE STREET
BOSTON, MA. 02109

617-742-2280

M.C.A.
M E M O R A N D U M

January 27, 1983

Re: Utilities

1. Edison Steamline

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3.2 Sign-off delay due to financial dispute.

slh

Miles Sinnott now says "Out of my hands, talk to Jerry Tuck."

BOSTON EDISON COMPANY
800 BOYLSTON STREET
BOSTON, MASSACHUSETTS 02199

WZMH GROUP, INC.
MARKETPLACE
JAN 11 '83
EM
HJ
DO
RH
PDO
FILE

January 7, 1983

WZMH Group, Inc.
Sears Crescent Building
Fourth Floor
City Hall Plaza
Boston, MA 02108

Attention: Mr. David Ordorica

Marketplace Center, Boston
Commercial St. and State St.

Gentlemen:

We have reviewed the Anderson-Nichol Co. Plan entitled "Topographical Survey and Utility Relocation Plan - Progress Print dated Nov. 2, 1982" and approve the site design subject to the following conditions:

1. BECO conduit and cable facilities in the former Commerce St. will have to be discontinued.

2. The network transformer on Commercial St. will be relocated to the opposite side of the street into an existing transformer vault.

3. The conduit and cable facilities off Commercial St. to the 500Kva pad mounted transformer will have to be discontinued.

4. All other BECO conduit and cable facilities on the site will be discontinued.

Once the job is officially authorized to proceed, we recommend that the developer contact Boston Edison Company and begin commercial negotiations since we expect the developer to reimburse us for our relocation expenses.

If we can be of any further assistance, please contact us.

Very truly yours,

Francis X. Martin

Francis X. Martin - Supervisor
Coordinating & Expediting Division

Orig. to file

#130 → Anderson Nichols Steam Line

Sears Crescent Building
9th Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Boston, Dallas,
Denver, Houston,
Irvine

Calgary, Montreal,
Toronto, Vancouver

RECEIVED
DEC 15 1982

December 14, 1982

Anderson-Nichols
150 Casuseway Street
Boston, MA 02114

Attn: Mr. Gordon Guest

Re: Marketplace Center
Boston, MA Project No. 1786
Reply to Your Letter Dated December 2, 1982
Regarding Structural Plans

Gentlemen:

We are in receipt of your above referenced letter, and point out that the drawings which you request were delivered to your office the following day on December 3, 1982.

We also point out that we have on record load criteria and pipe hanger data dated October 3, 1982, for the 24" Ø HP water line received from your office on October 13, 1982. Until receipt of your preliminary utility package documents on December 7, 1982, however, we were advised only verbally by your office as to specifics of steam line support.

Sincerely,

David D. Ordorica

David D. Ordorica
DDO/pmd

cc: J.Sullivan
R.Manning
C.Lee
H.Johnson
R.Hoopman
S.Lew

Richard A. Manning AIA ARIBA
David F. Habb AIA
Warwick Houston MRAIC ARIBA
Bernard Hime MRAIC
Paul Barnard MRAIC M. Arch (UD)
Chung N. Lee AIA

BOSTON EDISON COMPANY
800 BOYLSTON STREET
BOSTON, MASSACHUSETTS 02199

December 13, 1982

WZMH Group, Inc.
Sears Crescent Building
City Hall Plaza
Boston, MA 02108

Subject: BECo Steam Line
Marketplace Center

Mr. Ordorica:

Boston Edison Company has reviewed the revised design criteria for temporary support of the 16-inch steam line submitted by Haley & Aldrich, Inc. in a letter to Boston Edison dated November 30, 1982.

Boston Edison is in agreement with the revised design criteria and construction methods that have been outlined in the above referenced letter. However, Edison reserves the right to withhold final approval until a review of the Contractor's final design for the temporary support system has been evaluated.

Sincerely,

John P. Seferiadis

J. P. Seferiadis
Senior Structural Engineer

JPS/eak

cc: Mr. J. J. Murphy III
Mr. Y. Oktay
Mr. M. V. Sinnott
Mr. G. W. Dolloff

WZMH GROUP, INC.
MARKETPLACE
DEC 15 '82

RM	
HJ	
DO	DDO
RM	
FILE	

RECEIVED
DEC 16 1982
ANDERSON-NICHOLS

BOSTON EDISON COMPANY
GENERAL OFFICES 800 BOYLSTON STREET
BOSTON, MASSACHUSETTS 02199

December 10, 1982

RECEIVED
DEC 1 0 1982

Mr. David Ordorica
WZMH Group
Sears Crescent Building
City Hall Plaza
Boston, MA 02108

RE: Boston Edison Company 16" steam main, Marketplace Center Project.

Dear Sir:

The Boston Edison Company, in conjunction with input from Anderson-Nichols & Co., Inc., is in the design stage of the proposed relocation of its 16" steam main within the confines of the Marketplace Center Project.

Preliminary design has been completed; however, due to distance limitations outside of the proposed building itself, special design considerations must be addressed. These considerations were submitted to our Engineering Department for their review and design on Friday, December 3, 1982.

Upon receipt of their recommendations for design, this office will contact Mr. Gordon Guest or Ray Oro at Anderson-Nichols with final design data.

Very trul yours,

W.R. Youell
Division Head
Steam Distribution Division

WRY/MVS/bg

Copies: Messrs. Gordon Guest, Anderson-Nichols & Co., Inc.
John J. Murphy III, Boston Edison Co.
Garry Dolloff, Boston Edison Co.
Lawrence Tuck, Boston Edison Co.
Myles V. Sinnott, Boston Edison Co.

orig to file

RECEIVED
DEC 10 1982

MARKETPLACE CENTER

DESIGN

PROJECT MEMORANDUM NO. 26

Date: December 6, 1982

From: Gordon F. Guest GG

ANCo DISTRIBUTION:

ADMINISTRATION	DEPARTMENT HEAD	JOB CAPTAIN
W. Daniell	L. McNeil	J. Poirier
R. McGillicuddy	H. Wilcox	R. Oro
S. Hassell	L. Tarlow	
H. Spicer		

OUTSIDE DISTRIBUTION:

Owner: ~~James P. Sullivan~~ - Market Place Center

Architect: D. D. Ordorica - WZMH Group

SUBJECT: Meeting with Boston Edison Steam - Steam Line Construction Details.

Date and Place

December 1, 1982, at the office of ANCo, 150 Causeway Street, Boston, MA, at 3:00 P.M.

In Attendance

M. Sinnott - Boston Edison Steam
T. Wagner - Boston Edison Steam
K. Barstow - Kenyon-Barstow (Ricwil, Inc. Dist. Representative)
R. Oro - ANCo
L. Tarlow - ANCo
G. Guest - ANCo

Purpose of Meeting

To review the Ricwil, Inc. pipe product with representatives of Boston-Edison steam and to review Boston Edison steam line construction details.

Discussion

Mr. Barstow described in detail the Ricwil, Inc. pipe product to be used for Boston Edison steam line inside the building. Boston Edison representatives made known their requirements for construction. However, we were not able to discuss anchor and expansion details as these items were still under review by Boston Edison Engineering Division. Mr. Sinnott did describe in detail what he had proposed for details and since they did not conform to the published Edison Standards, had to be forwarded to the Engineering Division for approval. Mr. Sinnott expected to receive approval soon. It was explained by ANCo staff that we could not complete our work until we had the details in hand and could develop them into the contract plan.

Some recommendations by Mr. Barstow include the following:

1. Use 40' lengths of pipe to reduce the number of field welds.

2. Include a conduit drain at the low end of the pipe and conduit vent at the high side.

3. Provide Boston Edison approved expansion joint on west side of building with anchor.

4. Provide Boston Edison approved anchor on east side of building.

5. Apply 15 PSI air test to installed line.

6. Paint all conduit welds with Zinc - Rich paint after 15 PSI air test.

Meeting ended at 4:30 P.M.

Note

Mr. Sinnott called this office on Thursday, December 2, 1982, to tell us that he would call on Friday to advise of their schedule for the design of their expansion and anchor details.

Mr. Sinnott called on Friday, December 3, 1982, to advise that above noted details would be ready some time next week. The Edison Engineering Department was involved with the review since the designs did not follow Edison Standard details for construction.

Mr. Sinnott advised that he would give ANCo a progress report on Tuesday, December 6, 1982.

BOSTON EDISON COMPANY
800 BOYLSTON STREET
BOSTON, MASSACHUSETTS 02199

WZMH GROUP, INC.
MARKETPLACE
NOV 26 '82
RM
HJ
DO
RH
FILE

November 17, 1982

WZMH Group, Inc.
Sears Crescent Building
City Hall Plaza
Boston, MA 02108

Attention: Mr. David Ordorica

Subject: BECo Steam Line
Marketplace Center

Dear Mr. Ordorica:

Boston Edison has received a copy of a letter report prepared by Haley & Aldrich, Inc. concerning proposed design criteria for the temporary support of BECo's 16 - in. steam line.

Boston Edison agrees in principal to the design approach and methodology for the temporary support system presented by Haley & Aldrich, Inc. However, there are several issues which we feel should be clarified at this time. These items are listed as follows:

1- The existing steam line is encased in a concrete box of outside dimension 29 - in X 29 - in.

2- The influence of dewatering operations on the stability analysis has not been presented.

3- In reference to Item No. 4 in the letter report, a maximum time limit should be specified to the Contractor for excavating those pile caps near the steam line.

4- In reference to Item No. 9 in the letter report, the frequency of surveying the vertical and lateral position of the steam line should be specified. Boston Edison expects that this would be done on a daily basis.

5- In reference to Item No. 9 in the letter report, the terms "corrective procedures" and "corrective measures" should be made more explicit. Boston Edison expects that several alternate plans of actions should be outlined in advance at this time in order to be assure that contingency plans are feasible with the proposed method of temporary support for the steam line.

Enclosed please find four (4) drawings from our Steam Standards which are for your use in familiarizing yourself with Boston Edison's method of construction for underground steam lines and expansion joints.

If you have any questions concerning the above comments, please feel free to call on me.

Sincerely,

John P. Seferiadis
Senior Structural Engineer

CC: Messrs: W. F. Roche
Y. Oktay
M. V. Sinnott
G. W. Dolloff

Enclosures

Gilbane
BUILDING COMPANY
ESTABLISHED 1873 INCORPORATED 1908
7 JACKSON WALKWAY, PROVIDENCE, RI 02940
401-456-5800

WZMH GROUP

October 13, 1982

OCT 15 1982

RECEIVE

Mr. David Ordorica
WZMH GROUP INC.
Sears Crescent Building, 4th Floor
City Hall Plaza
Boston, MA 02108

RE: MARKETPLACE CENTER
GBCo. #2623

Dear Dave:

We have reviewed the scheme for relocating the 16"Ø Boston Edison steam line and have estimated the cost to be $200,000. Our estimate at this stage is considered to be conceptual and may vary once the final working drawings are developed Therefore a contingency factor as high as 20% should be added to cover unforeseen changes.

The estimate is based upon the scheme as was presented at the meeting with Bos Edison on September 17, 1982. Further, the estimate is comprised of the following

1.	Soldier Beams & Wood Lagging	$ 62,000
2.	New Steam Line (inside building)	$ 30,000
3.	New Steam Line (outside building)	$ 63,000
4.	Structural Steel modifications	$ 10,000
5.	Foundation modifications	$ 15,000
6.	Disruption of work flow (working two separate holes in lieu of one)	$ 20,000
	TOTAL -	$200,000

It should be noted that design costs have not been included in the estimate t

Should you have any questions concerning the above please contact me at your earliest convenience.

Very truly yours,
GILBANE BUILDING COMPANY

Daniel Cesarz
Estimating Executive

DC/sas

cc: J. P. Day
A. T. Daley
J. Sullivan

Group Inc. Transmittal

B

& Planners

rescent Building
Floor
Hall Plaza
on, Massachusetts
08
) 723-8250

Date	October 20, 1982
Project	Marketplace Center
Project No.	1786
To	Boston Edison Company Conduit Steam Division 129 Huntington Ave. Boston, Ma 02119
Attention	L. McKinney
Sent via	Choice

se find the following enclosed.

ntity	Date	Item
	10/13/82	GBC Letter Re: BE Steam Relocation Cost Breakdown

As Per Your Request.

J. Sullivan
G. Guest
H. Johnson

David D Ordorica
WZMH Group Inc., Architects

Please notify us at once if enclosures are not as transmitted above.

MARKETPLACE CENTER

DESIGN

PROJECT MEMORANDUM NO. 17

Date September 23, 1982

From G. F. Guest

ANCo Distribution:

ADMINISTRATION	Department Head	JOB CAPTAIN
W. Daniell		J. Poirier
R. McGillicuddy	H. Wilcox	R. Ord
S. Hassell	L. Tarlow	
H. Spicer		

Owner:

James F. Sullivan - Market Place Center

ARCHITECT:

D. D. Ordorica - WZMH Group

SUBJECT: Meeting with representatives of the Boston Edison Co. to discuss the possible solutions to relocate the existing 16" steam line.

Date and Place:

Friday, September 17, 1982, at 10:00 at 189 State Street.

In Attendance:

James Sullivan	Marketplace Center
M. Sullivan	Marketplace Center
John Dobie	Marketplace Center
Barbara Cameron	Marketplace Center
David Ordorica	WZMH
Al Daly	Gilbane
Dan Cesarz	Gilbane
J. Dugan	Haley & Aldrich
Stephen Lew	Weidlinger
L. McKenney	Boston Edison
T. Magner	Boston Edison
M. Sinnett	Boston Edison
J. Seferiadis	Boston Edison
Gordon Guest	Anderson-Nichols
Ray Oro	Anderson-Nichols

Purpose of Meeting:

To have the Boston Edison Co. representatives meet with the general contractor, Gilbane Building Co., and to discuss the design procedures for relocating the existing 16" ø steam line.

Discussion:

1. Most Suitable Alignment

   a. Mr. Guest opened the meeting outlining the development of the proposed alternative alignment which have been discussed in past meetings. After considering these alternatives one alignment seems to be favored; the direct route alignment which passes through the proposed structure parallel to the existing line.

      Mr. Cesarz of Gilbane agreed that this alignment looked the most practical from a construction point of view. Diagrams of the construction sequence for relocated were displayed by Gilbane Building Co. showing cross sectional views.

2. Construction Sequence

   a. Mr. Dugan of Haley & Aldrich passed out prints of a plan showing the construction detail and construction sequence of the proposed relocation. Mr. Dugan gave a presentation outlining the work involved.

b. Mr. Daley indicated that the existing line would remain in operation for up to 15 months after construction begins.

3. Pipe Design

a. Mr. Guest presented a design for the new steam line which is a preconstructed pipe built by Ric-Wil. Along with the design detail an estimated cost of $250.00 per ln. ft. was given. Boston Edison was familar with this type of construction.

4. Boston Edison Comments & Concerns

a. Mr. Sinnett of the Boston Edison Co. express several concerns; access would have to be given for any emergency repairs; Boston Edison will have final approval over all designs of the steam line; as builts will have to be supplied by the contractor.

b. Mr. Sinnett suggested that Gilbane Building Co. request to get on the Boston Edisons approved list of contractors to do steam line construction.

c. Boston Edison would like to review cost break downs for the protection of the existing line and the relocation of the new line. Mr. Cesarz quoted a price of $203,000 as the estimated total cost due to relocation and protection at this time.

5. Boston Edison Approval

a. The connections at each end of the proposed line back into the existing line will be looked at by Boston Edison. Expansion joints and details will be studied along with the proposed relocation plans discussed. Mr. Sinnett wanted until the first of October to respond.

. Legal Rights

a. As of yet the legal rights of the Boston Edison Co. to the the location of its existing line has not been resolved. Further research and discussion through the legal department will be necessary.

. Summary

a. Boston Edison will review the proposed construction and respond within a two week period.

b. Gilbane along with the consultants will agree on an alignment and set the pile locations.

eeting ended at 12:15 p.m.

RECEIVED
OCT 6 1982

MARKETPLACE CENTER

DESIGN

PROJECT MEMORANDUM NO. 16

Date September 21, 1982

From G. F. Guest

ANCo Distribution:

ADMINISTRATION	Department Head	JOB CAPTAIN
W. Daniell		J. Poirier
R. McGillicuddy	H. Wilcox	R. Oro
S. Hassell	L. Tarlow	
H. Spicer		

Owner:

James R. Sullivan - Market Place Center

ARCHITECT:

D. D. Ordorica - WZMH Group

SUBJECT: Meeting, Marketplace Center Project, with Gilbane Building Company, W.Z.M.H. and engineers to develop a plan to maintain existing Edison steam line during construction and its relocation into the finished building basement area.

Date and Place

Wednesday, September 15 at 3:30 p.m. at the office of W.Z.M.H.

In Attendance

D. Ordorica	WZMH
J. Dugan	Haley & Aldrich
S. Varga	Weidlinger
S. Lew	Weidlinger
A. Daley	Gilbane Building Co.
D. Cesarz	Gilbane Building Co.
G. Guest	ANCo

Purpose of Meeting

The purpose of this meeting was to develop a method of supporting Boston Edison's steam line during construction and a plan for its relocation in to the finished basement area of the building.

Discussion

The writer presented his views on how the steam line could be maintained during the excavation of the basement area and construction of the initial elements of the first building phase.

Following some discussion of concerns of Boston Edison and the importance of this steam line, it was agreed that a plan would be developed for the support of the steam line and its relocation into the basement area to be presented to Boston Edison officials next week.

The following was agreed to:

1. Support the steam line using "H" piles and cribbing placed as close to the pipe as possible and braced at the top. It was pointed out that there are two contraction - expansion devices on the existing steam line that must be respected during construction.

2. Modify the structure system in one of the short span bays of the first floor to accomodate a new steam line and provide maximum clearance for vehicles using the parking garage. It was pointed out that a 24" ø waterline would be hung on the west wall of the garage and we should avoid conflict with the water line where the steam line passes through the basement wall.

A slope of 1½" per 100' must be maintained for the steam line from the west side of the parking garage to the east side of where it would pass through the wall and re-connect to the existing steam line outside the building.

The writer was excused from the meeting at 5:00 p.m. to leave the remaining participants to work out soil support and building support details.

GFG/cmc

WZMH Group Inc.

Architects & Planners

Transmittal

Sears Crescent Building
Fourth Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Date: September 17, 1982

Project: Marketplace Center

Project No.: 1786

To: Boston Edison
Condiut Steam Division
800 Boylston St. P-233
Boston, Ma 02199

Attention: J. Setenadis

Please find the following enclosed.

Sent via: Hand Delivered

Quantity	Date	Item
1	9/16/82	FS 6 Low Rise - Level 1 Frowing & Foundation Plan
1	9/15/82	FS 10 Grade Beam Sections at Sewer/Drain Lines
1	9/15/82	FS 11 Basement Wall Section at Sewer/Drain Lines
1	9/16/82	FS 12 Section at MBTA Tunnel-State Street
1	9/15/82	FS 13 Basement Wall Section at Telephone Condiut
1	9/15/82	Phase 1 (Steam Line Relocation)
1	9/15/82	Phase 11 (Steam Line Relocation)
1	9/14/82	Detail A (Steam Line Relocation)
1	9/17/82	WZMH Parking Level Plan North
1	9/17/82	WZMH Parking Level Plan South

cc: J. Sullivan (MCA)
H. Johnson (WZMH)
G. Guest (ANCO)
D. Cearz (GBC)

David D. Ordorica
WZMH Group Inc., Architects

Please notify us at once if enclosures are not as transmitted above.

Job No. 3992

MARKETPLACE CENTER

DESIGN

PROJECT MEMORANDUM NO. 14

Date September 7, 1982

From R. K. Oro

ANCo Distribution:

ADMINISTRATION	Department Head	JOB CAPTAIN
W. Daniell		J. Poirier
R. McGillicuddy	H. Wilcox	
S. Hassell	L. Tarlow	
H. Spicer		
G. Guest		

Owner:

James F. Sullivan - Marketplace Center

ARCHITECT:

D. D. Ordorica - WZMH Group

SUBJECT: Meeting with representatives of the Boston Edison Co. to discuss the possible solutions to relocate the existing 16" steam line.

Date and Place

Wednesday, September 1, 1982, at 10 A.M. - 189 State Street

In Attendance

J. Sullivan	Marketplace Center
M. Sullivan	Marketplace Center
J. Dobie	Marketplace Center
B. Cameron	Marketplace Center
D. Ordorica	WZMH Group
F. Martin	Boston Edison Co. - Steam Div.
L. Tuck	Boston Edison Co. - Steam Div.
M. Sinnott	Boston Edison Co. - Steam Div.
T. Magner	Boston Edison Co.
G. Guest	Anderson-Nichols
R. Oro	Anderson-Nichols

Purpose of Meeting

To bring the Boston Edison Co. representatives up to date with the project design and construction program and to discuss relocation proposals for the 16" ϕ Steam Line.

Discussion

1. Alternative Alignments

Mr. Tuck opened the meeting with a discussion of the possible relocation routes.

a. Northerly Route: This alignment would relocate the 16" steam line along Commercial Street northerly until a route through the existing utilities can make it possible to proceed along the road under the expressway back to the existing steam manhole. Cost and construction time seem to diminish the feasibility of this alignment.

b. Southerly Route: Reconstructing the steam along Commercial Street southerly to State Street, then turning east up State Street and tieing back into the existing line under the expressway. This route poses problems with the existing utilities in both Commercial and State Streets and appears to have little merit.

c. Direct Route: In this proposed reconstruction, the steam line will run through the proposed building at the basement level. The alignment will be set to the south of the existing line. A definite alignment will have to be made with the coordination of the structural and architectural consultants. This route brought the most positive response from Edison Co. representatives provided the existing line can be safely maintained during construction of the building.

2. Importance of Existing Line

a. Peak use of the steam line is during the winter months. Shut down of this line for short periods during the warmer months can be handled.

b. Primary use of this steam line is during the colder months; however, it ties into the Massachusetts General Hospital. The hospital relies on the steam for hot water and for the steam sterilization of medical instruments.

c. The maximum shut down time that the Edison Co. could allow would be a matter of a few hours during non-peak time. For this reason, the relocated line would first have to be in place and the connections on each end made to activate the relocated line.

3. Preferred Alignment

a. The direct alignment seems to be the route which satisfies the most needs. Construction will be coordinated with the project construction manager, Gilbane Construction Co. With the input of the construction manager, a construction staging will be drawn-up to meet the requirements of all concerned.

4. Summary

a. The legal rights of the Boston Gas Co. were briefly discussed and further investigation is in the process along these lines.

b. A meeting is to be set up with the general contractor and the Boston Edison Co. as soon as possible.

c. Changes in the pile locations shall be investigated to accommodate relocation of the steam line.

d. The possibility of using a cement concrete deck or structural floor slab rather than the proposed steel deck with beam support will be brought to the attention of the structural consultants. The structural floor slab construction provides a higher vertical clearance which is required for the relocation of the steam line.

The meeting ended at approximately 12:00

9/1/82

EDISON STEAM

1. EDISON HAS NOT YET MET WITH ~~WORTH~~ HALE & DORR
2. IN HOSPITALS, PRESSURE IN SYSTEM IS OF PRIME IMPORTANCE
3. EMER. STATION NEXT TO REG.
4. IN PRU., MASS. GEN, TUFTS N.M.C.

EDISON WOULD BE RESPONSIBLE FOR THE DESIGN OF THEE' LINE -LARRY TUCK

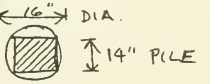
GILBAINE CONTACTS EDISON PURCHASING DEPT. — GETS FORMS FOR "APPROVED LIST"

MARKETPLACE CENTER 9/1/82

Ray Oro - ANCo		
Gordon Guest	A N Co.	
FRANK MARTIN	BECO.	
Larry Tuch	BECo.	424-2304
Myles Sinnett	Boston Edison	424-3541
Tom Magner	Boston Edison	424-3539
JOHN DOBIE	MARKETPLACE CENTER	720-1811
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
DAVID D. ORDORICA	WZMH	723-8250

D-10 ENGINEERING JULY 30, 1982

1. TOWER - UP TO 20 PILES/CAP
2. HEAVING DUE TO PILES - COMMON
3. TOWER - PRE-AUGERING



4. EVEN WITH ↑ 3, PIPE WILL MOVE ½"-1" OVER LONG TERM

5. TOM LIU SOLUTIONS
   (2) INCREASE SIZE OF AUGER TO 22", BUT VOIDS ARE LEFT, AND THEN OTHER SETTLEMENTS OCCUR 2-3 YRS.

PREMIUM OF $70,000 FOR OVERSIZE AUGERING

JF copy Edison Steam

BOSTON DEVELOPMENT & PLANNING ASSOCIATES
189 State Street
8th Floor
Boston, MA 02109

617-720-1811

July 14, 1982

Mr. James Balcam
Corporate Risk Advisors-Managers, Inc.
Six City Square
Charlestown, MA 02129

Dear Jim:

Enclosed please find a report prepared by Anderson, Nichols our consulting site engineers, relating to options for locating the Edison steam line within the Marketplace Center project.

Would you please review this material and give us your comments.

Very truly yours,

John E. Dobie
President

JED:ms

Enclosure

cc: James F. Sullivan

...poration
...son-Nichols

Job No. 3992

Page 1 of 3

WZMH GROUP, INC.
MARKETPLACE
MAY 26 '82
RM
CL
HJ
DO
JG
MLF

MARKETPLACE CENTER

DESIGN

PROJECT MEMORANDUM NO. 2

Date May 12, 1982

From G. F. Guest

ANCo Distribution:

ADMINISTRATION	DEPARTMENT HEAD	JOB CAPTAIN
W. Daniell		J. Poirier
R. McGillicuddy	H. Wilcox	
S. Hassell	L. Tarlow	
H. Spicer		

OWNER:

James F. Sullivan - Market Place Center

ARCHITECT:

D. D. Ordorica - WZMH Group

SUBJECT: Meeting with representatives of Boston Edison - Steam Division

RECEIVED
JUN 22 1982
SASAKI ASSOCIATES, INC.

Memorandum

To:	File	Date:	May 12, 1982
Copies for:	See Distribution List	Client:	James F. Sullivan
From:	G. F. Guest	Division:	Transportation
Subject:	Marketplace Center Site & Utility Work Report of Meeting	Job Number:	#3992

Date and Place

Tuesday, May 11, 1982, at the office of WZMH Group, Sears Crescent Building at 2:30 P.M.

In Attendance:

D. D. Ordorica - WDMH Group
W. R. Youell - Boston Edison Steam
M. V. Sinnott - Boston Edison Steam
L. Tuck - Boston Edison Steam
L. Tarlow - Anderson-Nichols
G. Guest - Anderson-Nichols

Purpose of Meeting

To discuss the relocation of Boston Edison 16" high pressure steam between Commercial Street and the Expressway.

Discussion

Mr. Guest opened the meeting with a discussion of the possible relocation routes and alternatives to relocation.

a. The steam line could be relocated in the project area between Commercial Street and the existing 48" R.C.P. sewer, and in close proximity to the sewer, to State Street and then down State Street to the Expressway. The relocated steam line, within the Developer's parcel, would be supported inside a precast concrete

utility tunnel, along with the relocated 24" high service water line. This route would require the replacement of the steam manhole at the intersection of the walk area and the artery.

b. A second route would take the steam line in a northerly direction in Commercial Street to the Expressway, then in a southerly direction under the Expressway, where it would reconnect to the existing steam manhole. If relocation does occur, this route is viewed as being the least expensive.

c. The third alternative is to leave the steam line in about its present location and maintain it through the basement of the building. However, the owner, architect, and engineer prefer to see the steam line located outside of building.

The Edison people would like to see the steam line maintained through the building basement.

The meeting concluded with the understanding that the Edison people would look closely at the northerly relocation for possible relocation. They also want to look into what rights that they might have for maintaining their present location and to assess costs for relocation.

Meeting ended about 4:00 P.M.

GFG

Edison steam file

JAMES F. SULLIVAN
ATTORNEY AT LAW

ALLEN BRESS

ONE BOSTON PLACE
SUITE 1026
BOSTON, MA. 02108
TEL 742-0112
742-2280

March 24, 1982

Robert C. Santomenna, Esquire
Hale & Dorr
60 State Street
Boston, MA 02109

Re: Parcel D-10
BWSC easements
Edison steam line

Dear Bob:

Enclosed is some material consisting of so-called typical easement documents between the BWSC and Northeastern and the Christian Science Church. I hope these are of assistance to you. Jack Brier, Esquire is the attorney for BWSC. If you don't know him, I do and have enjoyed a good relationship with him in the past. He is a very practical and helpful attorney. I believe the legal work with BWSC can take months to complete. In the site there are in addition to the large storm drain and sewer lines, a high pressure line for hydrants and some other water lines.

Regarding the Edison steam line, it is high pressure and if exposed must be encased in four feet of concrete, and accessible to Edison. It serves the Rouse development, City Hall and the Mass. General Hospital. We should determine the rights that Edison may enjoy as to its location and cost of relocation.

Very truly yours,

James F. Sullivan

jpm

cc: Andrew H. Cohn, Esquire
Hale & Dorr

Enclosure

WZMH Group Inc.
Architects & Planners

Sears Crescent Building
Fourth Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Transmittal

Date March 16, 1982

Project Marketplace Center

Project No. 1786

To Boston Edison Co.
Conduit Steam Division
27 West Street
Charlestown, MA 02129

Attention W.R. Youell/Division Head

Please find the following enclosed. Sent via CENTRAL

Quantity	Date	Item
1	3/15/82	Memorandum - Regarding Meeting of March 15, 1982
1	4/81	BRA Parcel D-10 Site Plan
1	3/75	BRA Relocation Plan J-1
1	4/75	BRA Utility Plan X
1	NA	WZMH presentation dwg. - Site Plan
"	"	" " " - Birdseye Perspective
"	"	" " " - First Floor Plan
"	"	" " " - Second Floor Plan
"	"	" " " - Third Floor Plan
"	"	" " " - Typical Office Floor Plans
"	"	" " " - Longitudinal Section

For your information pursuant to our meeting on 3/11/82

c: H.Johnson

DAVID D. ORDORICA
WZMH Group Inc., Architects

Please notify us at once if enclosures are not as transmitted above.

WZMH Group Inc.
Architects & Planners

Sears Crescent Building
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Boston Dallas
Denver Irvine

Calgary Montreal
Toronto Vancouver

March 15, 1982

MEMORANDUM

Project: Marketplace Center, Boston, Massachusetts
Project No. 1786

Subject: Introduction to Project
Meeting at Steam Division, Boston Edison
Monday, March 15, 1982

Copies to: All present; J.Sullivan, R.Manning, H.Johnson, C.Lee
J.Sayers

Present:

W.R. Youell	Boston Edison (steam)
Larry Tuck	
Leigh McKinney	
David D. Ordorica	WZMH Group Inc.

Action By

1. GENERAL

1.1 Introduction to project.

1.2 The 16" Ø steam line running east-west through the parcel is the main trunk line from the Kneeland Street Central Plant.

1.2.1 No interruption in service can be considered.

1.2.2 This line provides heat to such customers as City Hall and the Fanueil Hall Marketplace, as well as heat and air conditioning from turbines to Mass General Hospital.

1.2.3 Any disruption would be primarily of a pressure maintenance nature.

1.2.4 The line is fairly new, about 4 years old.

1.2.5 Two other auxiliary stations are only used during peak demand in Winter.

Richard A. Manning AIA ARIBA
David P. Habib AIA
Warwick Housden MRAIC ARIBA
Bernard Hyner MRAIC
Paul Barnard MRAIC M. Arch (UD)
Chung N. Lee AIA

1.3	Boston Edison (steam) feels there is a question of who is to pay for relocating the steam line.	MCA
1.4	Boston Edison (steam) legal staff is as follows.	MCA
1.4.1	Victor Kazanjian, Senior Vice President and Counsel.	
1.4.2	John Desmond, Senior Counsel.	
1.4.3	John Walsh, Counsel.	
1.5	Engineering questions should be addressed to Miles, who will be in contact.	BE(s)
1.6	Boston Edison (steam) requires a set of prints.	
1.7	Boston Edison (steam) will take up the matter of relocation with the BRA.	
2.	The only resolution acceptable to BE(steam) is to run the steam line exposed through the parking garage.	MCA
2.1	See a similar installation at the Prudential Center Garage.	WZMH/MCA
2.2	The line should be studied in relation to garage strucure.	WZMH
2.2.1	The line is 16" Ø plus 4" insulation plus anchors.	
2.2.2	BE(steam) will accept a minimum pitch of 1 1/2" per 100 feet.	
2.3	BE(steam) feels that welded joints should prove satisfactory from the safety standpoint.	MCA
2.4	Taking the steam line down below the garage slab presents a condensate problem due to ground water at 4'-5' below grade.	WZMH
3.	The City Engineering Dept. must grant BE(steam) a Grant of Location to make any modifications.	BE(s)
3.1	This process takes a minimum of 6 months.	
3.2	Many agencies review BE(steam) proposal before the Grant is issued; some of them are as follows.	
3.2.1	BRA	
3.2.2	PIC	
3.2.3	BWSC	

3.3 If any revisions are made to proposal once it is filed for review, it must be refiled, and the entire review process with each agency begun anew.

4. Although there may be some lag time before construction begins in the steam line area of the site, engineering work must proceed immediately to avoid delays. BE(s)

5. BE(steam) will propose steam as an energy source to MCA.

David D Ordorica

David D. Ordorica
DDO/pmd

Note: Please advise immediately if, in your opinion, any information contained herein is incorrect.

Architects & Planners

Sears Crescent Building
4th Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Boston, Dallas,
Denver, Irvine

Calgary, Montreal,
Toronto, Vancouver

Boston
Edison

March 10, 1982

MEMORANDUM

From: D.Ordorica

To: J.Sullivan
R.Manning
H.Johnson
C.Lee

Re: Marketplace Center
Project #1786
Utilities Issues

---

1. Boston Water and Sewer Commission.
1.1 Incorporate 54" drain.
1.1.1 Proximity to building construction.
1.1.2 Access.
1.1.3 Maintenance.

1.2 Incorporate 48" sewer.
1.2.1 Proximity to building construction.
1.2.2 Access.
1.2.3 Maintenance.

1.3 Incorporate 24" high pressure water.
1.3.1 Proximity to building construction.
1.3.2 Access.
1.3.3 Maintenance.

1.4 Relocate catch basins.

1.5 Relocate drain manholes.

1.6 Relocate sewer manholes.

1.7 Remove 5" x 8" wood sewer.

1.8 Water & Sewer License (new services)

Richard A. Manning AIA ARIBA
David P. Hebb AIA
Warwick Housden MRAIC, ARIBA
Bernard Himel MRAIC
Paul Barnard MRAIC M. Arch (UD)
Chung N. Lee AIA

2. Boston Fire Department.
2.1 Relocate 12" high pressure fire service.
2.2 Relocate fire test post.
2.3 New fire service requirements.

3. Boston Gas.
3.1 Relationship to 30" gas main.
3.2 Removal of inactive 6" gas line.
3.3 New gas service.

4. Traffic & Parking Department.
4.1 Remove pedestrian light.
4.2 Relocate traffic lights at Walk-to-the-Sea.
4.3 Remove sign posts.
4.4 Relocate street lights.
4.5 Additional requirements.

5. New England Telephone & Telegraph Co.
5.1 Relocate N.E.T. & T. lines.
5.2 Relocate N.E.T. & T. manholes.
5.3 New telephone service (include computer)

6. Boston Edison Company.
6.1 Relocate 16" steam line.
6.2 Relocate steam manholes.
6.3 Relocate electrical ducts.
6.3.1 2" duct.
6.3.2 3" duct.
6.3.3 4" duct.
6.3.4 6" duct.
6.3.5 12" duct.
6.4 Relocate electrical manholes.
6.5 Relationship to Electrical Vault.
6.6 Removal of parking lot luminaires.
6.7 New electrical service.

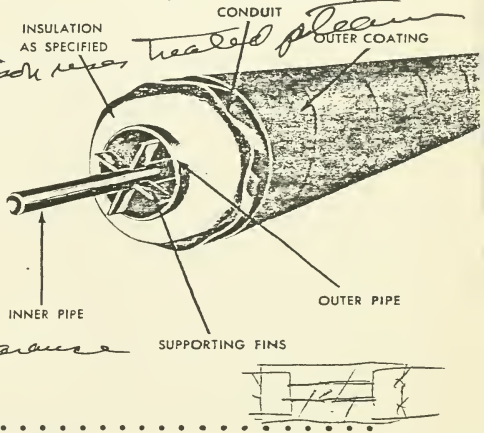
7. Provisions for cable t.v.

120' to cross bldg. 26" O.D. no expansion joints, with $80 per lineal ft installed $175 per foot cost. 160# per lineal foot

RIC-WIL INSULATED JACKETED PIPE UNITS

ballast to ceiling

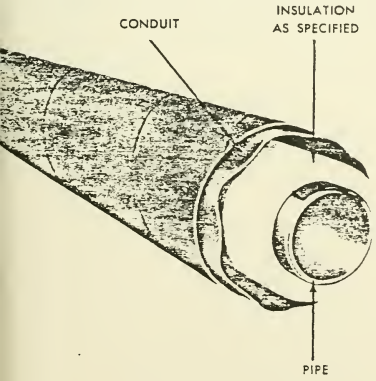
RIC-WIL Insulated Jacketed Pipe Units are designed so that desired temperatures can be maintained in the system, with either pipe carrying the process liquid while the other carries the temperature controlling medium. The outer pipe is covered with insulation, as specified, in any desired thickness. Firm, supporting fins are welded to the inner pipe only, providing free movement of pipes independent of each other.



Edison wants treated pleasure

Edison "requires" 10' clearance from pile driving.

RIC-WIL INSULATED LOW TEMPERATURE PIPE UNITS



Refrigerant piping, whether for sub-zero temperature or chilled water, requires dry insulation of high thermal efficiency. RIC-WIL Insulated Piping Systems can be designed and prefabricated to meet any of the various requirements in the low temperature field.

RIC-WIL Insulated Pipe Units with low-temperature insulation are highly efficient for either single or multiple pipe distribution systems carrying brine, ammonia, freon, ice water, or other low-temperature liquids or gases. Insulation may be furnished vapor sealed or with a vapor barrier, as required.

Note: Insulation for all vapor sealed units runs continuously through pipe supports.

B O S T O N G A S

MARKETPLACE CENTER ASSOCIATES

189 STATE STREET
BOSTON, MA. 02109

617-742-2280

February 4, 1983

HAND DELIVERED

Robert C. Santomenna, Esquire
Hale and Dorr
60 State Street
Boston, MA 02109

Re: Parcel D-10
Edison Steam
Edison Electric
Boston Gas
Boston Water & Sewer Commission
M.B.T.A.

Dear Bob:

Enclosed please find the transmittal lists of documents and copies of documents regarding above entitled entities for your review.

Very truly yours,

E. Michael Sullivan

EMS/dms

Enclosures

TRANSMITTAL TO: . t C. Santomenna, Esqui.
Hale and Dorr

DATE: February 4, 1983

RE: Boston Gas

Quantity	Date	
1	3/10/82	WZMH memo Re: utility issues
1	3/11/82	WZMH letter Re: request for meeting
1	3/31/82	WZMH memo Re: introduction to project
1	4/12/82	Boston Gas letter Re: Marketplace Center
1	4/27/82	Boston Gas letter Re: 30" gas main
1	5/27/82	Boston Gas letter Re: 30" gas main
1	8/19/82	Boston Gas letter Re: Environmental Impact Report
1	9/29/82	Haley & Aldrich letter Re: pile driving
1	10/05/82	A.N. & Co. letter Re: utility update
1	11/01/82	WZMH letter Re: request for "sign-off"
1	11/04/82	A.N. & Co. memo Re: Gas Co. meeting
1	11/30/82	Boston Gas letter Re: response to WZMH
1	12/15/82	A.N. & Co. letter Re: Commercial Street line
1	12/17/82	A.N. & Co. memo Re: weekly job meeting
1	12/17/82	A.N. & Co. memo Re: Boston Gas meeting
1	1/07/83	A.N. & Co. memo Re: Boston Gas meeting
1	1/12/83	Boston Gas letter Re: 1906 Field notes with copies of Field notes.
1	1/27/83	M.C.A. memo Re: Utilities Chronology

slh

MARKETPLACE CENTER ASSOCIATES

File: Draft E.I.R. + Boston Gas.

189 STATE STREET
BOSTON, MA. 02109
617-742-2280

February 3, 1983

Mr. Richard Hatch
Boston Gas Co.
201 Rivermoor Street
West Roxbury, MA 02132

RE: Marketplace Center Project

Dear Mr. Hatch:

Enclosed please find one copy of the Supplement to the Draft Environmental Impact Report for the Marketplace Center.

Please excuse the delay necessitated by the printing of additional copies.

Very truly yours,

John E. Dobie

JED:ws

Enclosure

WZMH Group Inc.

Architects & Planners

Sears Crescent Building
Fourth Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Transmittal

HD/BG

Date February 1, 1983

Project Marketplace Center

Project No. 1786

To Marketplace Center Associates
189 State St.
Boston, MA 02109

Attention M. Sullivan

Please find the following enclosed. Sent via Choice

Quantity	Date	Item
1	3-11-82	WZMH Letter Re: request for meeting
1	3-11-82	WZMH Transmittal Re: Project information
1	3-31-82	WZMH Memorandum Re: Introduction to project
1	4-12-82	BG Letter Re: reply to memorandum
1	4-27-82	BG Letter Re: estimate for moving gas line
1	5-27-82	BG Letter Re: estimate for valve relocation
1	10-4-82	WZMH Transmittal Re: FS drawings
1	8-19-82	BG Letter Re: DEIR
1	11-1-82	WZMH Letter Re: request for utility "sign-off"
1	11-1-82	WZMH Transmittal Re: ANCO drawings
1	11-30-82	BG Letter Re: conflicts on ANCO drawings
1	1-12-83	BG Letter Re: field notes

As per your request.

cc: H. Johnson

David D. Ordorica
WZMH Group Inc., Architects

Please notify us at once if enclosures are not as transmitted above.

MARKETPLACE CENTER ASSOCIATES

189 STATE STREET
BOSTON, MA. 02109
617-742-2280

M.C.A.
M E M O R A N D U M

To: Inter-office M.C.A.
January 27, 1983
From: E. M. Sullivan
Re: Utilities

1. Edison Steamline

1.1 M.C.A. and W.Z.M.H. have been corresponding with Edison since about May.

1.2 September 21, 1982, W.Z.M.H., W.A., G.B.C. and A.N. company developed plan for supporting B.E. steam line during construction, and for its relocation in the basement.

1.3 December 17, 1982, B.E. looking into cost savings and feasability of capping off steam line during construction.

1.4 Since well the middle of December Anderson and Nichols and Company has been waiting for expansion plans from Edison. G. Guest calling Miles Sinnott twice a week and getting no results. Anderson & Nichols and Company cannot complete work without plans. Still no plans.

2. Gas Company

2.1 M.C.A. to replace a portion of 12 inch gas line on commercial Street.

2.2 M.C.A. awaiting sign-off, Delay due to financial dispute.

3. Edison Electric

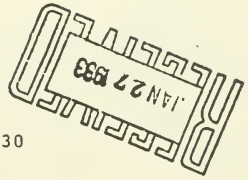
3.1 Replacement of electric vault in front of South Market Building.

3.2 Sign-off delay due to financial dispute.

slh

Original to File

Job No. 3992



MARKETPLACE CENTER

DESIGN

PROJECT MEMORANDUM NO. 30

Date: January 7, 1983

From: Ray Oro

ANCo DISTRIBUTION:

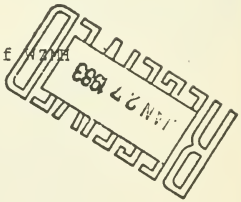
ADMINISTRATION	DEPARTMENT HEAD	JOB CAPTAIN
W. Daniell	L. McNeil	J. Poirier
R. McGillicuddy	H. Wilcox	
S. Hassell	L. Tarlow	
H. Spicer		
G. Guest		

OUTSIDE DISTRIBUTION:

✓ Owner: James F. Sullivan - Market Place Center

Architect: D. D. Ordorica - WZMH Group

SUBJECT: Meeting with the Boston Gas Co. representative.



Date and Place

Tuesday, December 28, 1983, at 9:30 at the office of WZMH Group, Inc.

In Attendance

J. Dugan	Haley & Aldrich
M. Sullivan	MCA
R. Hatch	Boston Gas Co.
G. Kenney	Boston Gas Co.
A. Daley	GBCO
D. Ordorica	WZMH
G. Guest	ANCo
R. Oro	ANCo

Purpose of Meeting

To resolve questions concerning the exact location of the 30" gas line along the westerly parcel line, and to discuss reconstruction of a portion of a 12" C.I. gas line along the proposed sewer relocation in Commercial Street.

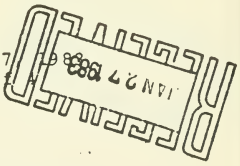
Discussion

1. Existing 12" Gas Line - Commercial Street

It was expressed by Anderson-Nichols that the proposed 12" V.C.P. sewer line in Commercial Street is designed in a location that offers the least amount of disruption in a very congested area.

Since this sewer alignment will cross an existing 12" gas line (cast iron) at a very slight angle, the possibility of retaining the gas line as is during the construction of the sewer line is at question.

The gas company will allow a temporary capping of the line in the construction area if the demand on the line is low (warm weather). If the line is capped, construction of the sewer line then can be accomplished without conflict. After the sewer line is installed, a new steel gas line will be installed, replacing about 80' of cast iron pipe. The period of time to complete this portion of construction should not be more than a week.



2. 4" I.P. Plastic Line

According to Boston Gas Co. plans, there is a 4" plastic gas line which conflicts with a proposed drain manhole in Commercial Street opposite South Market Street. The construction of this M.H. at this location is critical because it is being constructed over an existing drain line. It was agreed upon at this meeting to let the field engineer determine the exact degree of conflict during construction. Two options will be available. One is to offset the manhole opening and the second is to construct a section of 4" plastic line around the proposed structure which would only require 10 to 15 feet of new line.

3. Existing 30" Gas Line

The main concern brought up by the Boston Gas Co. is the protection of the existing 30" gas line which parallels the westerly property line.

Several plans were reviewed during this meeting to determine the accuracy of the site plan prepared by R.E. Cameron. The Boston Gas Co. agreed to furnish to Haley & Aldrich a plan which was prepared during the construction of this line which indicates the layout of the line as well as the bell locations. Haley & Aldrich will transfer this information onto the pile driving location plan. Any potential conflicts will be resolved by relocating any piles which appear to be within 2' of a bell location in the 30" gas line.

4. Discontinuous of Existing Gas Lines

The gas company requires at least a two week notice to discontinue any lines in the parcel area.

5. Payment

The question of payment for any gas line construction was brought up by Mr. Hatch and he was referred to Mr. J. Sullivan of Marketplace Center Associates by Michel Sullivan.

6. Summary

Generally, the Boston Gas Co. is in agreement with the overall utility relocation design as shown on the plans and has agreed to write a letter stating such to Mr. Ordorica.

Concerns over the protection of the 30" line still exist, but Mr. Hatch has been assured by Mr. Daley that every possible means will be undertaken during construction to protect the line.

At the conclusion of this meeting, we discussed building storm drainage connections to the 54" storm drain line on the site - the building service lines should connect into the manholes and not into the 54" R.C.P. Mr. Ordorica advised that he would have the changes made by project's Mechanical Engineer.

Meeting ended at 11:00

MARKETPLACE CENTER

DESIGN

PROJECT MEMORANDUM NO. 21

Date: November 4, 1982

From: R. K. Oro RKO

ANCo Distribution:

ADMINISTRATION	DEPARTMENT HEAD	JOB CAPTAIN
W. Daniell	L. McNeil	J. Poirier
R. McGillicuddy	H. Wilcox	
S. Hassell	L. Tarlow	
H. Spicer		
G. Guest		

Outside Distribution:

Owner:

James F. Sullivan - Market Place Center

Architect:

D.D. Ordorica - WZMH Group

SUBJECT: Meeting with the Boston Gas Company to review the proposed utility relocation plan.

Date and Place

October 26, 1982 at the offices of WZHM Group, Inc. at 9:00

In Attendance

D. Ordorica	WZMH
S. Lew	Weidlinger
R. Hatch	Boston Gas
G. Kenny	Boston Gas
R. K. Oro	Anderson-Nichols & Co., Inc.

Purpose of Meeting

The purpose of this meeting was to review the current status of the project with the Boston Gas Co. and proceed to get written approval of the design for Marketplace Center.

Discussion

1. Concerns Over Pile Driving Effects

   A. Mr. Lew of Weidlinger cited that the drawing indicating the gas line in relationship to the piles and pile caps were not accurate (FS-11). Instead of the two piles as shown, there will only be one as loading is not as great as previously believed in the design.

      Using only one pile under the pile cap, the clearance to the gas main becomes greater. Mr. Lew said that the minimum distance to the pile would be 2 feet. This was satisfactory to Mr. Hatch.

2. Existing 30" Valve

   A. Previous design did not affect the existing valve located at the corner of State and Commercial Streets. The design has recently been revised to incorporate more enclosure area, placing structural piles closer to the existing valve. The impacts on the existing gas valve are not certain at this point, but possible relocation is not to be overlooked. The cost of relocating this valve is in the range of $70,000. Provisions for pavement of this relocation, should it deem necessary, is unclear.

B. A long lead time is required for ordering a replacement valve. No winter construction on the gas line should be considered because of seasonal demands on the service.

3. Legal Rights

A. Once again, the question of the legal rights of the Boston Gas Co. in or along the parcel area became an issue. Considerable investigation into this matter will have to be undertaken between the developer, the BRA, and the Boston Gas Co. Until this matter is resolved, responsibility for pavement for any construction involving the gas lines will remain unclear.

4. Summary

The plans will be reviewed and the Boston Gas Co. will investigate the exact location of the 30" gas gate at the corner of State and Commercial Streets. A letter requesting approval of the design will be forwarded to the gas company from WZMH. Anderson-Nichols will send two prints each of the Topographical Survey and Utility Relocation Plan, and the profiles for the proposed sewer, drain, and water relocations. Weidlinger Associates will send Boston Gas the structural cross section FS-11 with the revised single pile design. Comments on the design should be forthcoming within a week or so.

Meeting ended at approximately 11:00

WZMH Group Inc.
Architects & Planners

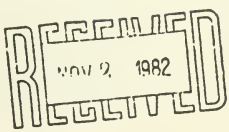
Sears Crescent Building
4th Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Boston, Dallas
Denver, Houston
Irvine

Calgary, Montreal
Toronto, Vancouver

file
130 P

November 1, 1982



Boston Gas Company
201 Rivermoor Street
W. Roxbury, MA 02132

Attn: Richard J. Hatch
Project Manager, Governmental Construction

Re: Marketplace Center, Boston, MA
Project No. 1786
Request for Utility "Sign-Off"

Gentlemen:

We write in behalf of the developer, Marketplace Center Associates, requesting Boston Gas Company approval and/or review comments regarding the attached drawings.

Please note that as per our 10-26-82 meeting, it is intended that the proposed construction relate to the 30" I.P. gas line in such a way as to allow Boston Gas Company sufficient clearance for maintenance and to bypass the large "side-arm" valve within the D-10 parcel at the corner of State and Commercial Streets.

It would be greatly appreciated if we could receive your written notification as soon as possible so that we can proceed with the Construction Documents.

Sincerely,

David D. Ordorica

David D. Ordorica

DDO/cds

Enclosure

cc: J. Sullivan
R. Manning
C. Lee
H. Johnson
G. Guest
S. Varga
R. Leber

Richard A. Manning AIA ARIBA
David P. Habib AIA
Warwick Housden MRAIC ARIBA
Bernard Hunel MRAIC
Paul Barnard MRAIC M. Arch (UDI)
Chung N. Lee AIA

WZMH Group Inc.
Architects & Planners

Sears Crescent Building
4th Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Boston, Dallas
Denver, Houston
Irvine,

Calgary, Montreal
Toronto, Vancouver

RECEIVED
OCT 27 1982

October 26, 1982

Filed
Gas
+ Edison
#130

Marketplace Center Associates
189 State Street, 8th floor
Boston, MA 02108

Attn: James F. Sullivan, Esq.

Re: Marketplace Center
Boston, MA Project No. 1786
Reply to Your Letter dated October 21, 1982
Regarding Boston Gas and Boston Edison

Dear Sirs:

We are in receipt of your above letter, and feel that your request should best be addressed to your Site Engineering Consultant, Anderson-Nichols.

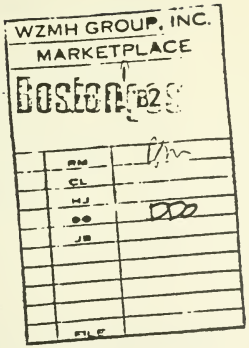
Sincerely,

David D. Ordorica

David D. Ordorica
DDO/pmd

cc: R.Manning
C.Lee
H.Johnson
R.Hoopman

Richard A. Manning AIA ARIBA
David P. Hebb AIA
Warwick Houssen MRAIC ARIBA
Bernard Hime MRAIC
Paul Barnard MRAIC M. Arch. (U.D.)
Chung N. Lee AIA



201 Rivermoor Street
Boston, Massachusetts 02132
Telephone (617) 323-9210

Mr. David D. Ordorica
W.Z.M.H. Group, Inc.
Sears Crescent Building - 4th Floor
City Hall Plaza
Boston, MA 02108

May 27, 1982

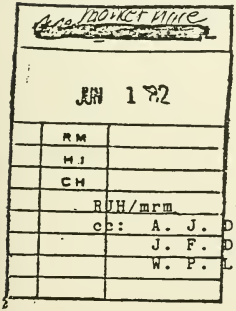
RE: Boston - Marketplace Center
Relocation of 30" Gas Main Valve on Commercial Street

Dear Mr. Ordorica:

During one of our most recent discussions concerning the relationship between our 30" gas main and the proposed new "Marketplace Center" building on Commercial Street, we said we would provide an estimate of cost to replace the 30" valve which is obviously in conflict with a proposed building column.

Our estimate to replace the valve is $68,000.00, including direct and indirect charges.

Please keep us apprised of the design and planning on this building insofar as it relates to the existing gas main.

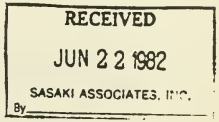


Very truly yours,

Richard J. Hatch

Richard J. Hatch
Project Manager
Governmental Construction

RUH/mrm
cc: A. J. DiGiovanni
J. F. Drain
W. P. Lee



WZMH Group Inc.
Architects & Planners

Sears Crescent Building
Fourth Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Transmittal

Boston Gas

Date

Project Marketplace Center

Project No. 1786

To James F. Sullivan
One Boston Place
Suite 1026
Boston, MA 02108

Attention James Sullivan

Please find the following enclosed. Sent via Hand Delivered

Quantity	Date	Item
1	4-5-82	Letter from NET&T Re: Reply to WZMH 3-25-82 Memorandum
1	4-12-82	Letter from Boston Gas Re: Reply to WZMH 3-26-82 Memorandum
1	4-27-82	" Re: Estimate to Move 30" Ø I.P Gas line.

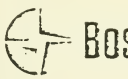
As per your request

cc: H.Johnson

David D. Ordorica
WZMH Group Inc., Architects

Please notify us at once if enclosures are not as transmitted above.

RECEIVED
APR 29 1982
WZMH. HABIB INC.



Boston Gas Company
[illegible]
Boston, Massachusetts [illegible]
Telephone (617) 223 [illegible]

Mr. David D. Ordorica
WZMH Group, Inc.
Sears Crescent Building - 4th Floor
City Hall Plaza
Boston, MA 02108

April 27, 1982

RE: Marketplace Center - Commercial Street, Boston
30" Gas Main Relocation

Dear Mr. Ordorica:

As requested at our meeting of March 26, 1982 and as indicated in our letter of April 12, 1982, we have compiled an estimate of the cost for relocating our 30" intermediate pressure main to a westerly location in Commercial Street, between State Street and Clinton Street. This cost is $532,000.

We hope that your efforts to design a cantilever footing which will allow the main to remain in its present location is successful, inasmuch as it will be both a difficult and expensive undertaking for which Boston Gas Company will require reimbursement.

If you have any questions, please call me.

Very truly yours,

Richard J. Hatch

Richard J. Hatch
Project Manager
Governmental Construction

RJH/mrm
cc: J. F. Drain
W. P. Lee
J. Sayers - BRA

RECEIVED
JUN 22 1982
SASAKI ASSOCIATES, INC.
By

Boston Gas

RECEIVED
APR 20 1982
WZMH. HABIB INC.

Mr. David D. Ordorica
WZMH Group, Inc.
Sears Crescent Building - 4th Floor
City Hall Plaza
Boston, MA 02108

April 12, 1982

RE: Boston - "Marketplace Center"
Project #1786

Dear Mr. Ordorica:

The plan you gave us at the March 26, 1982 meeting (to plot our existing 30" I.P. gas main in apparent conflict with your design for subject construction) is being held pending additional work, as noted below.

In reference to your 'memo' of that March 26th meeting, which you sent recently, we have comments as follows:

In 2.1.2 - We did say the 30" I.P. gas probably had about 3' of cover. Since then, in the course of researching records for additional information, we find the depth of cover varies between 6'± and 8'±.

In 2.4 - The "unacceptable" arcade would apply only to an arcade which encloses the space over the main. The main should be accessible for maintenance.

2.5 - We said in addition to comments noted, that we would discuss the proximity matter "in-house" and then provide a reply to this question. Having done this, we find that the opinion of those who must plan and perform maintenance on this pipe is that the minimum clearance between pipe and building column support or pier, is 4'. (We would plan however to perform internal or external joint sealing, to eliminate the possiblity of having to excavate for many years, because of a joint leak. With reference to 2.6, we will follow this shortly with our cost estimate.

RECEIVED
JUN 22 1982
SASAKI ASSOCIATES, INC.
By

In 3.0 and 3.3 - As we have stated, problems relating to our 1" = 40' sectional record plan accuracy in the part of Commercial Street involved were created because we were unaware of the discontinuance of a portion of Commercial Street. Therefore, since we did not know of the discontinuance, we feel we did not "ignore" it.

3.6 - Our plotting of the 20" gas, dealing with recorded location data and on-site field work, has provided some conflicting information. We are presently requesting a permit to dig test holes to confirm actual locations and provide you with accurate location information.

4.0 - Boston Gas Company did not refuse to "divulge" the name of our Legal Counsel, but felt that the matter appears resolvable and involving our Legal Staff at this point is premature.

5.0 - In addition to comments noted in your 'memo', we would like to add the following:

As discussed at the meeting, every attempt would be taken by WZMH to design a footing with a cantilever arrangement or some other type of configuration which might avoid relocation. If this is not possible, we would expect to be reimbursed for the cost of such relocation.

Regarding 8.0, 8.1, 8.2 - We will have the 6" gas main painted on State Street from the Expressway to Commercial Street, to resolve any question you have as to its location.

9.1 - Our reply was intended to convey that restriction to non-heating was likely, but Marketing would have to be contacted for a firm answer.

We will be expecting your comments after review and study of this material.

Very truly yours,

Richard J. Hatch
Project Manager
Governmental Construction

RJH:GEK/mrm
Enclosure
cc: J. F. Drain
W. P. Lee

Sears Crescent Building
4th Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Boston Dallas
Denver Irvine

Calgary, Montreal
Toronto, Vancouver

March 31, 1982

MEMORANDUM

Project: Marketplace Center, Boston, Massachusetts, Project No. 1786

Subject: Introduction to Project
Meeting at WZMH, Friday, March 26, 1982

Copies to: All present, J.Sullivan, R.Manning, H.Johnson, J.Sayers

Present:

Richard J. Hatch	Boston Gas
George E. Kenney	
C.Lee (part time)	WZMH Group Inc.
B.Ordorica	
J.Bouvrie (part time)	
N.Family (part time)	

Action By

1. General

1.1 Introduction to project.

1.2 A complete set of prints and a letter requesting this meeting was forwarded by WZMH as per Boston Gas requirements on March 11, 1982.

2. Relationship to 30" Ø gas line

2.1 The 30" Ø gas line running along Commerical Street is a major intermediate pressure gas line serving the general area.

2.1.1 The line is 30" inside diameter plus a 4" bell flare, making the greatest outside diameter approximately 40".

2.1.2 The line has approximately 3' of cover, i.e. approximately 3' from finish grade to top of line.

2.2 According to Boston Gas Drawing no. 16, this gas line was installed approximately 75 years ago.

RECEIVED
JUN 22 1982
SASAKI ASSOCIATES, INC.
By

Richard A. Manning AIA ARIBA
David P. Habel AIA
Warwick Houssen MRAIC ARIBA
Bernard Himel MRAIC
Paul Barnard MRAIC M. Arch (UD)
Chung N. Lee AIA

Action By

2.3 Boston Gas will not accept the installation of this gas line in any utility tunnel. WZMH

2.4 According to Boston Gas, building an arcade over this gas line is unacceptable. WZMH

2.5 According to Boston Gas, there are no specific setbacks or clearances required between this gas line and any construction.

2.6 Although, according to Boston Gas, the cost of moving the 30" gas line is "horrendous", they will furnish an estimate for moving the line. Boston Gas

2.7 Boston Gas is extremely reluctant to relocate this gas line, and prefers to work with the architect to avoid doing so.

2.8 According to Boston Gas, any interruption in service due to relocating this gas line must occur during summer months to avoid disrupting peak heating season demands.

2.8.1 In order to avoid impacting the project schedule, all work to relocate the 30" gas line would have to be performed during the summer of 1982.

2.8.2 The Grant of Location process for relocating the 30" gas line would have to be drastically shortened.

2.9 Another factor affecting the relocation of the 30" gas line is the close proximity of numerous other utilities along and accross Commercial Street.

3. There is a major (± 15') dimensional discrepancy between the location shown for the 30" gas line as shown on Boston Gas Drawing no. 16 and as shown on BRA Drawing X, as well as PWD Discontinuance Plan for Commerce and S. Market Streets, all as supplied by the BRA.

3.1 The Boston Gas drawing shows the gas line located out in Commercial Street, anywhere from 17.4' to 20.8' west from the existing Rouse Co. facility's Commercial Street building line which, in itself, is incorrectly shown coincidental with the D-10 property line.

3.2 The BRA and PWD drawings both show this gas line just beyond the D-10 property line, but within the sidewalk.

3.3 According to Boston Gas their drawing locates the 30" gas line from the former Commerical Street property line, and ignores the 1975 discontinuance of a strip of Commerical Street along the entire western D-10 property line.

Action By

3.4 Survey work currently in progress shows the 30" gas line to be mostly within the western D-10 property line, based on actual field location of gas valve boxes and field tagging by another Boston Gas division.

3.5 The actual location appears to contradict both Boston Gas and BRA drawings all of which show the 30" gas line outside the D-10 property line.

3.6 Boston Gas will supply a drawing showing the correct location for the 30" gas line within one week. Boston Gas

4. Boston Gas Prefers not to Divulge their legal staff at this time.

5. If the proposed Commercial Street building line is moved back to avoid the 30" gas line thousands of square feet of office and retail floor area would be lost, having unacceptable repercussions.

6. The resolution of the relationship to the 30" gas line must be in place by April 15, 1982 in order to keep the project on schedule. All

7. Existing 6" Ø Gas Lines within Parcel.

7.1 According to Boston Gas, all 6" Ø gas lines within the D-10 property have been "severed", and are considered abandoned.

7.2 According to Boston Gas, abandoned lines may be removed by the Contractor.

8. In response to MCA, on March 31, 1982 WZMH requested Boston Gas also to confirm the loaction of the 6" Ø gas line along State Street. Boston Gas

8.1 This 6" line is shown anywhere from 13.5' to 14' south of the State Street property line on Boston Gas Drawing no. 16.

8.2 There appear to be other discrepancies between actual field conditions and Boston Gas Drawing no. 16 with respect to visible gas valve boxes for this 6" line and another 4" Ø gas line parallel to it, located approximately 28' north of the State Street Block.

9. New Service

9.1 According to Boston Gas, new service would be restricted to cooking uses.

9.2 For new service contact Edward Kodzis in the marketing division. WZMH

WZMH Group Inc.

David D. Ordorica

David D. Ordorica
DDO/pmd

Sears Crescent Building
4th Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Boston Dallas
Denver Irvine

Calgary Montreal
Toronto Vancouver

March 11, 1982

Boston Gas Company
Engineering Department
201 Rivermoor Street
West Roxbury, MA 02132

Attn: Mr. Richard J. Hatch

Re: Marketplace Center
Project No. 1786
Request for Meeting

Gentlemen:

Confirming our telephone discussion today, we enclose one (1) set of presentation design drawings for the above project, and hereby respectfully request an appointment to discuss the following items:

1. Relationship to 30" gas main.
2. Removal of inactive 6" gas line.
3. New gas service.

We would appreciate your informing us of when we might meet with you at your earliest convenience so that we might incorporate your requirements on a scheduled and timely basis.

Sincerely,

David D Ordorica

David D. Ordorica
DDO/pmd

cc: J.Sullivan
R.Manning
H.Johnson
C.Lee

RECEIVED
JUN 22 1982
SASAKI ASSOCIATES, INC.
By

Richard A. Manning AIA ARIBA
David P. Habib AIA
Warwick Housden MRAIC ARIBA
Bernard Himel MRAIC
Paul Barnard MRAIC, M. Arch (U.D.)
Chung N. Lee AIA

Boston Gas

The Architects Collaborative Inc.
Architects & Planners

Sears Crescent Building
4th Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Boston, Dallas,
Denver, Irvine

Calgary, Montreal,
Toronto Vancouver

March 10, 1982

MEMORANDUM

From: D.Ordorica

To: J.Sullivan
R.Manning
H.Johnson
C.Lee

Re: Marketplace Center
Project #1786
Utilities Issues

---

1. Boston Water and Sewer Commission.
1.1 Incorporate 54" drain.
1.1.1 Proximity to building construction.
1.1.2 Access.
1.1.3 Maintenance.

1.2 Incorporate 48" sewer.
1.2.1 Proximity to building construction.
1.2.2 Access.
1.2.3 Maintenance.

1.3 Incorporate 24" high pressure water.
1.3.1 Proximity to building construction.
1.3.2 Access.
1.3.3 Maintenance.

1.4 Relocate catch basins.

1.5 Relocate drain manholes.

1.6 Relocate sewer manholes.

1.7 Remove 5" x 8" wood sewer.

1.8 Water & Sewer License (new services)

Richard A. Manning AIA, ARIBA
David P. Habib AIA
Warwick Housden MRAIC, ARIBA
Bernard Himel MRAIC
Paul Barnard MRAIC, M. Arch (UD)
Chung N. Lee AIA

2. Boston Fire Department.
2.1 Relocate 12" high pressure fire service.
2.2 Relocate fire test post.
2.3 New fire service requirements.

3. Boston Gas.
3.1 Relationship to 30" gas main.
3.2 Removal of inactive 6" gas line.
3.3 New gas service.

4. Traffic & Parking Department.
4.1 Remove pedestrian light.
4.2 Relocate traffic lights at Walk-to-the-Sea.
4.3 Remove sign posts.
4.4 Relocate street lights.
4.5 Additional requirements.

5. New England Telephone & Telegraph Co.
5.1 Relocate N.E.T. & T. lines.
5.2 Relocate N.E.T. & T. manholes.
5.3 New telephone service (include computer)

6. Boston Edison Company.
6.1 Relocate 16" steam line.
6.2 Relocate steam manholes.
6.3 Relocate electrical ducts.
6.3.1 2" duct.
6.3.2 3" duct.
6.3.3 4" duct.
6.3.4 6" duct.
6.3.5 12" duct.
6.4 Relocate electrical manholes.
6.5 Relationship to Electrical Vault.
6.6 Removal of parking lot luminaires.
6.7 New electrical service.

7. Provisions for cable t.v.

BOSTON WATER & SEWER COMMISSION

Bos. Water & Sewer

M E M O R A N D U M

TO: James F. Sullivan

FROM: John E. Dobie

DATE: March 24, 1983

RE: (a) Utility Meetings
(b) MEPA Schedule

(a) Bob Santomenna has set up the following meetings, at the B.R.A., with the utility companies and Paul McCann:

1.	Edison Steam	March 30, 1983	at 1:30 p.m.
2.	Edison Electric	March 30, 1983	at 3:30 p.m.
3.	Boston Water & Sewer	April 1, 1983	at 10:30 a.m.

(b) We reviewed the MEPA regulations. There is no deadline for filing the final E.I.R. Upon filing, there is a 30 day "comment" period, and then the Secretary must accept or reject it within 7 days after receipt of comments.

slh

RECEIVED
MAR 24 1983

HALE AND DORR
COUNSELLORS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
60 STATE STREET
BOSTON, MASSACHUSETTS 02109
(617) 742-9100

CABLE HAFIS BSN
TELEX 94-0472
TELECOPIER
DOMESTIC (617) 367-6133 (617) 742-9108
INTERNATIONAL (617) 367-6180

WASHINGTON OFFICE
1201 PENNSYLVANIA AVE., N.W.
WASHINGTON, D.C. 20004
(202) 393-0800
CABLE HAFIS WSH
TELECOPIER (202) 393-4497

March 23, 1983

#130(A)

Boston Water and Sewer Commission
10 Post Office Square
Boston, MA 02109

Attn: Mr. Charles Button, Chief Engineer

Gentlemen:

This office represents Marketplace Center Associates, the developer designated by the Boston Redevelopment Authority for the office and retail project to be constructed on Parcel D-10 under a ground lease from the BRA. The parcel in question is bounded by the Surface Artery, Clinton Street, Commercial Street and State Street.

Presently existing within the site are certain facilities within the responsibilities of the Boston Water and Sewer Commission. They include:

54" drain and 48" sewer lines which are to remain and have been accommodated in the design for the new improvements

An old 5' x 8' wooden sewer which now serves as a drain for storm water run-off from the Expressway which is to be abandoned

24" high pressure water line which is to be relocated within the site

There have been considerable discussions between Boston Water and Sewer and engineers and other representatives of the developer, and the developer has conducted at its expense certain investigations requested by Boston Water and Sewer.

A program for relocation of the 24" high service water line has been developed and Marketplace Center Associates has expressed a willingness to accomplish the relocation of this line at its expense.

There has been no resolution of issues respecting the 54" drain and 48" sewer lines or respecting removal of the wooden sewer. These issues threaten to interfere with commencement of construction.

You are requested to attend a meeting on April 1, 1983, at 10:30 A.M. at the BRA to resolve these issues. Review of these matters and the technical information already on file with Boston Water & Sewer in advance by your legal and engineering staffs would be appreciated as we expect to work out all outstanding issues at that meeting.

As indicated below, this letter is sent with the approval and consent of the BRA.

Very truly yours,

Robert C. Santomenna
as Attorney for Marketplace Center Associates

Boston Redevelopment Authority

By: _____

B·W·S·C
RECEIVED
MAR 17 1983

HALE AND DORR
COUNSELLORS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
60 STATE STREET
BOSTON, MASSACHUSETTS 02109
(617) 742-9100

CABLE HAFIS BSN
TELEX 94-0472
TELECOPIER
DOMESTIC (617) 367-6133 (617) 742-9108
INTERNATIONAL (617) 367-6180

WASHINGTON OFFICE
1201 PENNSYLVANIA AVE N W
WASHINGTON D C 20004
(202) 393-0800
CABLE HAFIS WSH
TELECOPIER (202) 393-4497

March 16, 1983

BY HAND

Mr. Paul McCann
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Re: Parcel D-10

Dear Paul:

I enclose herewith a proposed letter to Boston Edison regarding the steam line and a proposed form of agreement between the developer, the BRA and Boston Edison.

Also enclosed is a proposed form of letter to Boston Water and Sewer.

We would like to arrange for meetings with all of the utilities before the PIC hearing on discontinuances. As you will recall, Carmen Buono indicated some concern about existing utilities and disbelief that the taking by the BRA could terminate any rights with respect to existing utilities. We do not want to use the PIC hearing as a forum for the utilities.

After you have had a chance to review the enclosures I will give you a call to try to set up a schedule for meetings.

The steam line and Boston Water and Sewer are the most troublesome of the utilities to deal with and we would like to get going with these two as soon as possible. We will prepare, for your approval, a similar letter to Edison Electric and we would like to include Edison Electric in the schedule of meetings.

Very truly yours,

Robert C. Santomenna

RCS:bs
Enclosures
cc: James F. Sullivan, Esq.
Mr. John E. Dobie
Mr. Michael Sullivan

HALE AND DORR
COUNSELLORS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
60 STATE STREET
BOSTON, MASSACHUSETTS 02109
(617) 742-9100

CABLE HAFIS BSN
TELEX 94-0472
TELECOPIER
DOMESTIC (617) 367-6133 (617) 742-9108
INTERNATIONAL (617) 367-6180

WASHINGTON OFFICE
1201 PENNSYLVANIA AVE., N.W.
WASHINGTON, D.C. 20004
(202) 393-0800
CABLE HAFIS WSH
TELECOPIER (202) 393-4497

RECEIVED
MAR 17 1983

March 16, 1983

Boston Water and Sewer Commission
10 Post Office Square
Boston, MA 02109

Attn:

Gentlemen:

This office represents Marketplace Center Associates, the developer designated by the Boston Redevelopment Authority for the office and retail project to be constructed on Parcel D-10 under a ground lease from the BRA. The parcel in question is bounded by the Surface Artery, Clinton Street, Commercial Street and State Street.

Presently existing within the site are certain facilities within the responsibilities of the Boston Water and Sewer Commission. They include:

54" drain and 48" sewer lines which are to remain and have been accommodated in the design for the new improvements

An old 5' x 8' wooden sewer which now serves as a drain for storm water run-off from the Expressway which is to be abandoned

24" high pressure water line which is to be relocated within the site

There have been considerable discussions between Boston Water and Sewer and engineers and other representatives of the developer, and the developer has conducted at its expense certain investigations requested by Boston Water and Sewer.

A program for relocation of the 24" high service water line has been developed and Marketplace Center Associates has expressed a willingness to accomplish the relocation of this line at its expense.

There has been no resolution of issues respecting the 54" drain and 48" sewer lines or respecting removal of the wooden sewer. These issues threaten to interfere with commencement of construction.

You are requested to attend a meeting on
at A.M. at the BRA to resolve these issues. Review of these matters and the technical information already on file with Boston Water & Sewer in advance by your legal and engineering staffs would be appreciated as we expect to work out all outstanding issues at that meeting.

As indicated below, this letter is sent with the approval and consent of the BRA.

Very truly yours,

Robert C. Santomenna
as Attorney for Marketplace Center Associates

Boston Redevelopment Authority

By: _____

WZMH Group Inc.

Architects & Planners

Sears Crescent Building
Fourth Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Transmittal

HD/BWSC

Date February 1, 1983

Project Marketplace Center

Project No. 1786

To Marketplace Center Associates
189 State St.
Boston, MA 02109

Attention M. Sullivan

Please find the following enclosed. Sent via Choice

Quantity	Date	Item
1	3-11-82	WZMH Agenda Re: meeting with BWSC
1	3-12-82	WZMH Memorandum Re: Introduction to Project
1	3-16-82	WZMH Transmittal Re: project information
1	5-25-82	BWSC Letter Re: review of plans
1	8-31-82	HA Report Re: Effects of Pile Driving on sewer pipes
1	8-31-82	BWSC Letter Re: DEIR
1	9-21-82	WZMH Transmittal Re: FS drawings, etc.
1	10-19-82	BWSC Letter Re: vehicular wads
1	10-21-82	BWSC Letter Re: review of plans
1	11-19-82	BWSC Letter Re: Review of structural plans

As per your request.

cc: H. Johnson

David D. Ordorica
WZMH Group Inc., Architects

Please notify us at once if enclosures are not as transmitted above.

Original to file

Anderson-Nichols
150 Causeway Street
Boston, Massachusetts 02114
(617) 742-3400

RECEIVED
FEB 22 1983

February 18, 1983

file
WTS
A.N.
Utilities

Mr. Robert Hoopman
WZMH Group, Inc.
Sears Crescent Building
City Hall Plaza
Boston, Massachusetts 02108

Dear Mr. Hoopman:

Reference: Marketplace Center Project
ANCo Job No. 3992

This letter is in response to your phone call on February 17, 1983 requesting a list of drawings included in the Utility Relocation contract being prepared by our office. This list is as follows:

	U1	Topographical Survey & Utility Relocation Plan
	U2	Water, Sewer and Drain Line Profiles
	U3	Miscellaneous Details
	U4	Water and Drain Details
	U5	Sewer and Drain Details
*	U6	Sewer Line Monitoring System Layout Plan
*	U7	Structural Cross Sections

* Not completed or incorporated into the contract drawings at this time.

Very truly yours,

ANDERSON-NICHOLS & COMPANY, INC.

Raymond K. Oro

Raymond K. Oro
Project Engineer

RKO/cmc

cc: Mr. James F. Sullivan
Marketplace Center

MARKETPLACE CENTER ASSOCIATES

189 STATE STREET
BOSTON, MA. 02109

617-742-2280

February 4, 1983

HAND DELIVERED

Robert C. Santomenna, Esquire
Hale and Dorr
60 State Street
Boston, MA 02109

Re: Parcel D-10
Edison Steam
Edison Electric
Boston Gas
Boston Water & Sewer Commission
M.B.T.A.

file

Dear Bob:

Enclosed please find the transmittal lists of documents and copies of documents regarding above entitled entities for your review.

Very truly yours,

E. Michael Sullivan

EMS/dms

Enclosures

MARKETPLACE CENTER

DESIGN

PROJECT MEMORANDUM NO. 35

Date February 4, 1982

From G. F. Guest

ANCo Distribution:

ADMINISTRATION	Department Head	JOB CAPTAIN
W. Daniell	L. McNeil	J. Poirier
R. McGillicuddy	H. Wilcox	R. Oro
S. Hassell	L. Tarlow	
H. Spicer		

Outside Distribution:

Owner:

James F. Sullivan - Market Place Center
E. M. Sullivan - " " "
~~J. Dobie~~ - " " "

ARCHITECT:

D. D. Ordorica - WZMH Group

SUBJECT: Meeting with Marketplace Center Staff, Mistry Associates and R. E. Cameron and Associates.

DATE & PLACE:
February 3, 1983, 9:00 A.M. at 189 State Street

In Attendance

E. M. Sullivan	-	Marketplace Center
J. Dobie	-	Marketplace Center
D. Ordorica	-	WZMH
A. Agapow	-	Mistry Associates
R. E. Cameron	-	Cameron & Associates
G. F. Guest	-	Anderson-Nichols

Purpose of Meeting

The purpose of this meeting was to discuss the invert elevation differences for the 54" storm drain line as shown on the Cameron survey plan and as reported by Mistry Associates.

Discussion

Mr. Cameron gave a brief description of the survey techniques employed by his staff in locating and measuring invert elevations for the 54" storm drain and 48" sanitary sewer lines. His people employed standard survey procedures and did not enter the manholes.

Mistry Associates did enter the storm drain, manhole and pipe as per their contract. They removed several inches of deposit from the bottom of the manholes and pipe to read the invert elevations. Mistry Associates also advised that they used the elevations on the manhole covers established by Cameron, to determine their invert elevations. Mr. Cameron stated that he could not accept Mistry's elevations since they had not worked from one of the established bench marks.

Following much discussion it was decided that Mistry would perform an elevation check and transfer elevations from bench marks to the manhole covers, and coordinate their survey directly with the Cameron survey for a horizontal location check.

Mistry did occupy several survey base line points established by Cameron in their survey; therefore, manhole locations from the Mistry survey to the Cameron survey should compare exactly.

TRANSMITTAL TO: [redacted] C. Santomenna, Esquire
Hale and Dorr

DATE: February 4, 1983

RE: Boston Water & Sewer Commission

Quantity	Date	
1	3/05/82	WZMH letter Re: B.W.S.C.
1	3/10/82	WZMH list Re: utilities
1	3/11/82	RECA letter Re: survey
1	3/12/82	WZMH meeting notes Re: B.W.S.C. intro. to project
1	3/22/82	WZMH transmittal Re: B.W.S.C. letter
1	4/14/82	B.W.S.C. letter Re: E.N.F.
1	5/24/82	A.N. & Co. memo Re: B.W.S.C. meeting
1	4/28/82	J. F. Sullivan letter Re: E.N.F.
1	5/25/82	B.W.S.C. letter Re: review of plans
1	6/25/82	A.N. & Co. report Re: utilities relocation cost
1	6/02/82	A.N. & Co. memo Re: relocation, utility rights
1	6/15/82	A.N. & Co. memo Re: utility relocation
1	7/14/82	A.N. & Co. memo Re: B.W.S.C. meeting
1	8/04/82	A.N. & Co. memo Re: B.W.S.C. meeting
1	8/05/82	A.N. & Co. memo Re: M.C.A. meeting - B.W.S.C.
1	9/24/82	A.N. & Co. memo Re: sewer and drain lines
1	9/24/82	C.A. transmittal Re: sewage study
1	9/29/82	M.C.A. memo Re: sewer and drain line
1	9/29/82	M.C.A. memo Re: B.W.S.C.
1	9/31/82	H. & A. report Re: pile driving effects
1	9/31/82	B.W.S.C. letter Re: review DEIR
1	10/05/82	A.N. & Co. letter Re: utility progress
1	10/08/82	A.N. & Co. memo Re: submittal to B.W.S.C. of plans
1	10/06/82	A.N. & Co. memo Re: B.W.S.C.
1	10/21/82	B.W.S.C. letter Re: review of plans

TRANSMITTAL TO: [redacted] C. Santomenna, Esqui[redacted]
Hale and Dorr

DATE: February 4, 1983

Quantity	Date	
1	10/25/82	M.C.A. letter Re: sewer and drain inspection
1	10/25/82	H. & A. letter Re: pile driving effects
1	11/01/82	A.N. & Co. letter Re: B.W.S.C.
1	11/09/82	A.N. & Co. memo Re: B.W.S.C. meeting
1	11/12/82	B.W.S.C. letter Re: review of plans
1	11/04/82	H. & A. letter Re: pile driving
1	11/18/82	A.N. & Co. letter Re: review of plans
1	11/19/82	B.W.S.C. letter Re: piles
1	11/22/82	A.N. & Co. memo Re: sewer Cleaning and inspection
1	12/08/82	H. & A. letter Re: structural relationship to pipes
1	12/16/82	A.N. & Co. memo Re: loading on drain and sewer
1	12/16/82	H. & A. letter Re: monitoring of drain movement
1	12/17/82	A.N. & Co. memo Re: utility update
1	12/20/82	Hale and Dorr letter Re: B.W.S.C.
1	1/03/82	A.N. & Co. memo Re: B.W.S.C. update
1	1/04/82	A.N. & Co. memo Re: B.W.S.C. phone Conversation
1	1/05/82	M. A. report Re: existing condition of drain line
1	1/19/82	M.C.A. memo Re: Mistry report
1	1/20/82	M.C.A. memo Re: monitoring platforms, wooden sewer

slh

Memorandum

Circulation

RECEIVED
FEB 09 1983

Anderson-Nichols

To:	File	Date:	2/3/83
Copies for:	G. F. Guest	Client:	Marketplace Center Assoc.
From:	Ray Oro	Division:	Transportation
Subject:	Marketplace Center	Job Number:	3992

Mr. Salgado of the Boston Water and Sewer Commission (BWSC) called the writer for two more copies of the Inspection Report for the 54 inch storm drain line. The two copies were sent to the BWSC on 2/2/83 by messenger.

Mr. Salgado also requested a copy of the video recording of the inspection. The writer called to Mr. M. Sullivan of Marketplace Center Associates to request that we have a copy of the video sent to Mr. Salgado, Mr. M. Sullivan said that he would.

RO/cc

cc: James F. Sullivan

MARKETPLACE CENTER ASSOCIATES

file: Dobie E.I.R + B.W.+S.

189 STATE STREET
BOSTON, MA. 02109

617-742-2280

February 3, 1983

Mr. John Sullivan
Boston Water & Sewer Commission
10 Post Office Square
Boston, MA 02109

RE: Marketplace Center Project

Dear John:

Enclosed please find one copy of the Supplement to the Draft Environmental Impact Report for the Marketplace Center.

Please excuse the delay necessitated by the printing of additional copies.

Very truly yours,

John E. Dobie

JED:ws

Enclosure

MARKETPLACE CENTER

DESIGN

RECEIVED
FEB 16 1983

PROJECT MEMORANDUM NO. 34

Date February 3, 1983

From G. F. Guest GFG

ANCo Distribution:

ADMINISTRATION	Department Head	JOB CAPTAIN
W. Daniell	L. McNeil	J. Poirier
R. McGillicuddy	H. Wilcox	R. Oro
S. Hassell	L. Tarlow	
H. Spicer		

Outside Distribution:

Owner:

James F. Sullivan - Market Place Center
E. M. Sullivan - " " "
~~C. Dobie~~ - " " "

ARCHITECT:

D. D. Ordorica - WZMH Group

SUBJECT: Meeting with Marketplace Center Associates and their attorneys - Hale & Dorr to discuss the following:

a) Lack of response by some utility owners to coordinate utility relocation.

b) Discuss easement and P.I.C. discontinuance plan responsibility.

Date & Place

Friday, January 28, 1983, at 9:00 A.M. at the office of Hale & Dorr, 60 State Street.

In Attendance

James F. Sullivan	-	Marketplace Center
E. M. Sullivan	-	Marketplace Center
J. Dobie	-	Marketplace Center
R. Santomenna	-	Hale & Dorr
G. Guest	-	Anderson-Nichols

Purpose of Meeting

To discuss the reluctance of some utility owners to work with the developer to relocate existing utilities and to develop a plan of action; and to discuss P.I.C. discontinuance and utility easement plan responsibility.

Discussion

Mr. Santomenna was briefed on the current status of utility coordination efforts by the developer and team members, and the requirements of Boston Water & Sewer Commission for easements covering sanitary sewer, storm drainage and water line locations.

Boston Sewer & Water Commission is looking for easements from the BRA that cover the land area occupied by their utilities and easements from the developer for maintenance access.

Any further discussions with Boston Water & Sewer Commission regarding easements will be carried out by Hale & Dorr. The writer advised that ANCo had provided contract utility plans to the B.S.&W.C. so that they could outline their easement requirements. This information will be forwarded to the developer as soon as it is received by ANCo. ANCo will do no work in this area until directed by Marketplace Center Associates.

Boston Edison Steam, early in the project, had cooperated with the Marketplace Center staff in developing alignment and construction details for the relocation of the 16" high pressure steam line. However, the work effort by Boston Edison stopped in December. Representatives of Edison have promised construction details and weekly basis along with the results of a study to determine if the steam line could be shut down for a period of time to allow building foundation work to proceed without interruption. We believe that Edison is concerned about who is going to pay for the relocation work and wants that issue addressed before they complete their engineering.

Meeting ended about 11:00 A.M.

MARKETPLACE CENTER ASSOCIATES

189 STATE STREET
BOSTON, MA. 02109

617-742-2280

E.I.R
+ B.W+S.

February 3, 1983

Ms. Kathy Greene
Boston Water & Sewer Commission
10 Post Office Square
Boston, MA 02109

RE: Marketplace Center Project

Dear Ms. Greene:

Enclosed please find one copy of the Supplement to the Draft Environmental Impact Report for the Marketplace Center.

Please excuse the delay necessitated by the printing of additional copies.

Very truly yours,

John E. Dobie

JED:ws

Enclosure

RECEIVED FEB 04 1983

MARKETPLACE CENTER

DESIGN

PROJECT MEMORANDUM NO. 32

Date: January 28, 1983

From: G. F. Guest

ANCo DISTRIBUTION:

ADMINISTRATION	DEPARTMENT HEAD	JOB CAPTAIN
W. Daniell	L. McNeil	J. Poirier
R. McGillicuddy	H. Wilcox	R. Oro
S. Hassell	L. Tarlow	
H. Spicer		
[redacted]		

OUTSIDE DISTRIBUTION:

Owner: James F. Sullivan - Market Place Center
L. M. Sullivan - Market Place Center
Architect: D. D. Ordorica - WZMH Group

SUBJECT: Meeting with Market Place Center Associates to discuss monitoring settlement platforms, utilities and engineering costs.

DATE AND PLACE: January 20, 1983 at 2:00 p.m. - 189 State Street
Marketplace Center Associates

In Attendance

M. Sullivan - Marketplace Center Associates
J. Dobie - Marketplace Center Associates
J. Dugan - Haley & Aldrich
G. Guest - Anderson-Nichols

Purpose of Meeting

This meeting was requested by Mr. M. Sullivan to discuss the use of settlement platforms over the 48" sanitary sewer line to monitor movement during construction, and to review the current status of utility work, Anderson-Nichols fee and future engineering costs.

Discussion

1. Settlement Platforms

Mr. Dugan and I were told that the Developer does not want to employ monitoring settlement platforms over the 48" sanitary sewer line during construction. I told Mr. Sullivan that I was of the opinion that settlement platforms were required by the B.W.&S.C. and that ANCo also recommended their use. However, we will abide by the Developers wishes and advance the plans with out them.

2. Mistry Survey

In comparing elevations in the Mistry Condition Report for the 54" storm drains against Cameron survey elevations, some differences in M.H. elevations were noted.

The Mistry Report appears to place the drain MH's about 4" lower than surveyed by Cameron.

3. Replacement of Wood Sewer Line

The Developer does not want to construct the replacement storm drain system for the combination wood sewer that extends from the under artery roadway through the site to the 48" & 54" sewer and drain lines. Mr. Sullivan asked if the wood sewer could be plugged at the M.H. in the roadway. The line cannot be plugged and a storm drainage system must be maintained, if not, the entire roadway will flood.

The Developer should present this matter to the B.R.A. since he was told at the onset of this project that the line had been abandoned.

4. MBTA

The MBTA had requested plans that showed the relationship between the MBTA tunnel and structural elements of the proposed building. Mr. Ordorica of WZMH has sent a plan to the MBTA.

5. Boston Gas

Boston Gas is ready to "sign-off". There are some possible conflicts that have to be resolved during construction. Boston Gas is awaiting structural cross sections in the areas of the 30" gas main. WZMH will forward these sections.

6. B.W.&S.C.

A quick review was made of the latest review plans and comments from the Commission. The Commission has made some additional requests for more details, pipe bonding and corrosion protection for water pipes, etc.

We did review the easement requirements as shown on the review plan. An easement plan must be prepared suitable for filing with the Registry of Deeds. I advised Mr. Sullivan that we had a meeting scheduled with representatives of B.W.&.S.C. to review their requirement for construction and maintenance easements.

Mr. Sullivan wants an estimate of costs to prepare the easement plan, but we have to meet with the project attornys before we can develop costs. What is the Developers responsibility?

At this point in time Mr. Dugan was excused from the meeting and Messrs. Guest and Sullivan discussed the following items.

7. Structural Details Relating to Existing Utilities

We discussed the formal presentation of structural details to Boston Water & Sewer Commission as they relate to existing utilities. The details have been prepared by the Structural Engineer in sketch from and have been submitted to BW&S.C. with our utility submission. ANCo suggested that all sketches be incorporated onto one plan and made a part of the structural plans or the utility plans.

We will prepare such a plan and submit it unstamped. If an engineer's stamp is required, the structural engineer must do so as they are the designers of the structural elements.

We will provide the Developer with a cost for preparing a plan with structural sketches.

8. State Water Pollution Control

Mr. Sullivan wanted to know if we could provide a site utility plan to the Mechanical Engineers so that they could make a submission to the Water Pollution Control agency.

Our plan is almost ready except that it is not stamped by a PE and ANCo cannot do that until we have approval by B.W.&.S.C. We can provide plans stamped preliminary or progress plans.

9. Fees

Mr. Sullivan, in discussing fees, pointed out that all engineering fees have exceeded budgets and were increasing daily. Mr. Sullivan recognizes that the site is a very difficult one in terms of working around existing utilities. Engineering solutions are difficult and time consuming.

Mr. Sullivan pointed out that ANCo advised, early in December 1982, that they hoped to complete the basic utility work within the fee and then a short time later advised that they had exceeded the fee. Work remains to be done and additional requirements are still being made by the utilities on a weekly basis.

ANCo was requested to identify all remaining work, and to the best of our ability determine a cost. However, there are still too many "loose ends" and costs cannot be determined with any degree of certainty at this time.

Work remaining to be done includes the following:

a. Complete steam line relocation work, and modify relocated water line design if required.

b. Traffic signal design.

c. Street light conduit system

d. Settlement platform plan

e. Structural detail plan for utilities

f. Easement plan B.W.&S.C.

g. Services during construction

MARKETPLACE CENTER

DESIGN

PROJECT MEMORANDUM NO. 33

RECEIVED
FEB 25 1983

Date: January 27, 1983

From: Ray Oro

ANCo DISTRIBUTION:

ADMINISTRATION	DEPARTMENT HEAD	JOB CAPTAIN
W. Daniell	L. McNeil	J. Poirier
R. McGillicuddy	H. Wilcox	
S. Hassell	L. Tarlow	
H. Spicer		
G. Guest		

OUTSIDE DISTRIBUTION:

Owner: James F. Sullivan - Market Place Center

Architect: D. D. Ordorica - WZME Group

SUBJECT: Meeting with the Boston Water and Sewer Commission to review easement requirements.

DATE AND PLACE: January 26, 1983 at the office of the Boston Water and Sewer Commission at 1:00 P.M.

In Attendance:

M. O'Neil - BWSC
M. Salgado - BWSC
G. Guest - ANCo
R. Oro - ANCo

Purpose of Meeting

To review the latest set of utility relocation plans with the B.W.S.C. to discuss easement requirements. This meeting was also used to meet the new Division Engineer of Planning and Design, Mr. Michael O'Neil.

Discussion

The discussion opened by reviewing the design history of the project to bring Mr. O'Neil up to date. Two sets of plans were presented, one set which the Commission reviewed and returned to ANCo and a current set which incorporated the comments:

1. Easements
   Questions arose about who should be responsible for setting the easement lines. It was determined that since the B.W.S.C. will have final say over the space required to perform maintenance work between the easement lines the Commission should set them. Mr. Salgado agreed and indicated that he would establish the easement requirements and send ANCo the information for incorporation into an easement plan.

2. Storm Drain Conflicts
   Concerns over the locations of the grade-beams and the existing storm drain structures were discussed. Plans indicating the proposed locations of the grade-beams and columns in the northern area of the site will be reviewed. Manhole details will also be reviewed as to the requirements of the two manhole covers in the existing drainage structure.

3. Summary
   Mr. O'Neil, the new Division Engineer was briefed on the status of the project and its design development. The easement requirements were discussed and are to be outlined by the B.W.S.C. The grade-beams and column locations in the northern section of the site are still subject to review.

The meeting ended at approximately 2:30 P.M.

Signed To be Filed #130

MARKETPLACE CENTER ASSOCIATES

189 STATE STREET
BOSTON, MA. 02109

617-742-2280

M.C.A.
M E M O R A N D U M

To: Inter-office M.C.A.
January 27, 1983
From: E. M. Sullivan
Re: Boston Water & Sewer Commission

1. Wooden Sewer

1.1 Approximately 2 years ago James F. Sullivan viewed developer kit, which showed wooden sewer abandoned.

1.2 July 13, 1982, B.W.S.C. advised Anderson Nichols and company that wooden sewer could be removed.

1.3 September 29, 1982, B.W.S.C. advised that wooden sewer is in use and must be redirected.

2. 48 inch sewerline and 54 inch drain line.

2.1 May 20, 1982 B.W.S.C. mentioned that they want settlement platforms on both lines.

2.2 July 23, 1982, B.W.S.C. stated that they want full access to lines through slab.

2.3 August 31, 1982, letter from Haley and Aldrich to W.Z.M.H. stating that with preaugering, no damage will come to pipes.

2.4 September 29, 1982, B.W.S.C. said they would clean sewer for M.C.A. inspection. In a meeting about a month later, B.W.S.C. said that their trucks could not clean sewer, but that M.C.A. would have to hire a contractor for about $18,000.00 dollars.

2.5 November 11,1982, B.W.S.C. tried to clean a sewer manhole, for inspection purposes, with a"vactor" and a "drop bucket". After one hour of cleaning there was no progress. The top of pipe was still not visible. Ray Oro from Anderson and Nichols and Company decided that the pipe was unfit for inspection, containing too much solid waste and grease.

2.6 December 10, 1982, Mistry Associates conducted a survey and inspection of the 54 inch drain line; the results of which is in the report entitled:

INSPECTION REPORT
54 inch Drain Line
at Marketplace Center
Boston, MA 02109

3. 24 inch water main relocation.

slh

Cosentini Associates

Associate Partner
R. P. Leber, P. E.

Mechanical Engineer
William Lawrence

CONSULTING ENGINEERS
44 Brattle Street, Cambridge, Mass. 02138
Telephone (617) 876-3830

Partners
M. A. Mass, P. E.
J. Weisbin, P. E.
D. Michaeli, P. E.
D. Mozur, P. E.
A. Tinfo, P. E.

January 25, 1983

BOSTON WATER & SEWER COMMISSION
10 Post Office Square
Boston, MA 02109

ATTENTION: Mr. Michael G. O'Neil

Re: Marketplace Center
Our Job No: 8191

Gentlemen:

Enclosed please find a copy of our letter dated October 15, 1982, to the WZMH Group Inc. (Architect) indicating verbal approval by the Boston Water & Sewer Commission (BWSC) of the holding tank on the above referenced project. We have since omitted the columns in the holding tank and provided 3/8" per foot slope at the tank bottom. We have not as yet received written approval on the holding tank.

Enclosed please find a copy of our December 28, 1982, letter to Tom Monahan requesting approval for a direct sanitary connection from the North Wing to the 48" sanitary sewer on Commercial Street. We are preparing our MDC forms and cannot file same without your approval.

Very truly yours,

William Lawrence

WZMH GROUP, INC.
MARKETPLACE
JAN 31 '83

RM	
MJ	
DO	DDO
RM	
	FILE

pmb

cc Dave Ordorica (WZMH)

MARKETPLACE CENTER ASSOCIATES

MEETING NOTES

Project: Marketplace Center - Parcel D-10

Subject: Boston Water & Sewer Commission

Date: Thursday, January 20, 1983 at 189 State Street

Copies to: Inter-office M.C.A.

Author: E. M. Sullivan

Present:	Marketplace Center Associates	E. Sullivan J. Dobie
	Haley & Aldrich, Inc.	J. Dugan
	Anderson-Nichols & Company, Inc.	G. Guest

Action by:

1. M.C.A. states that monitoring platforms are out.

1.1 John Dugan says that he recommended them, because if we suspect movement during construction, and we have no means of monitoring pipes, what do we do? Excavate? He adds that Boston Water and Sewer demands for monitoring platforms is not common practice.

1.2 Gordon Guest suggests that we use Mistry report for leverage to get B.W.S. to sign off without platforms. M.C.A. suggests also the use of Ray Oro's report on condition of sewer line, when B.W.S. tried to clean it for an informal inspection.

1.3 Gordon noticed a discrepency between the Cameron and Mistry Surveys. Mistry's measurements of the inverts of the three manholes are approximately 3/10 foot lower than Cameron's. Gordon Guest suggested that we clear this up before we approach B.W.S. E. M. Sullivan to call Andy Agapow of Mistry.

MARKETPLACE CENTER ASSOCAITES

MEETING NOTES
January 20, 1983

1.4 Gordon Guest will draft a letter to B.W.S. for M.C.A. review & signature. Letter will address conditions of drain & sewer lines as defense for no platforms, raising the question, "Will B.W.S. have to replace the pipes in 4 years, and cut through retail area slab?" John Dugan will give some input.

2. Wooden Sewer

2.1 M.C.A. states that redirection is out.

2.2 Gordon Guest says that the wooden sewer can not be capped off, because it handles X-way and under artery run-off.

2.3 John Dobie explaines that M.C.A. case is that wooden sewer was shown as abandoned on B.R.A. map.

2.4 Gordon Guest says that responsibility lies with B.R.A. and that the only thing that M.C.A. can do in this case and with other utilities is to do the work then go for compensation.

3. M.B.T.A. - no change

4. Telephone Company - signed off

5. Edison Electric - Promised us a sign off letter.

6. Edison Steam - no change. Gordon Guest explains that he is still waiting for expansion details from Miles Sinnot, who says that plans are still up in engineering and that he can not send them out until he gets them. Gordon Guest can not do further work without plans. He calls Edison twice a week. M.C.A. suggests and Anderson-Nichols Company agrees that Edison legal department may be using plans as leverage. Gordon Guest says that with these utilities sometimes you have to get the back hoe out there for any response.

7. Gas Company - waiting for sign off letter.

MARKETPLACE CENTER ASSOCIATES

MEETING NOTES
January 20, 1983

8. There is a slight dispute between Anderson-Nichols & Company and Weidlinger Associates. B.W.S. wants to see sketches showing relationship of utility relocations to structurals. Gordon Guest thinks W.A. should do them, as they have all along. W.A. think Anderson-Nichols & Company should do them. Anderson-Nichols & Company says that if they take W.A. structurals and use them to do sketch with utilities, he can not stamp them.

9. Anderson-Nichols & Company has sufficient drawings to submit with C. A. drawings for D.W.P.C. permit. E. M. Sullivan to call W.Z.M.H. to coordinate.

10. Anderson-Nichols & Company would like to use landscaping plan to do street lighting, rather than print up new plans. Savings of three to five thousand dollars.

11. Gordon Guest ready to do easment plans, Wants to know if he should write the language or Hale & Dorr.

12. Gordon Guest says that he will meet with Gilbane to discuss the capacity of Anderson-Nichols & Company's future services. He will submit a summary to M.C.A.

slh

Copy to File.
File - BW+S
Mistry

MARKETPLACE CENTER ASSOCIATES

189 STATE STREET
BOSTON, MA. 02109

617-742-2280

January 19, 1983

Mr. John Sullivan
Boston Water & Sewer
10 Post Office Square
Boston, MA 02109

Re: Drain Line traversing Parcel D-10

Dear John:

Enclosed is one copy of the Mistry report on the 54" drain line traversing Parcel D-10. I also have a video cassette that accompanies the report. If you wish to inspect the video cassette, please contact me.

Yours truly,

E. Michael Sullivan

EMS/seb

cc: Charlie Button
Gordon Guest

Boston Water and Sewer Commission

10 Post Office Square
Boston, Massachusetts 02109
617-426-6046

RECEIVED
FEB 14 1983
ANDERSON-NICHOLS

File
ANC # 3792
Daniell
Spicer
McNeil
Oro
Guest

January 12, 1983

cc: James F Sullivan M
D.D. Ordonica Wz

Mr. Gordon F. Guest, P.E.
Anderson-Nichols
150 Causeway Street
Boston, Ma 02114
Att: Ray Oro

Re: Marketplace Center
Monitoring System for 48" Sewer
and 54" Storm Drain

Dear Mr. Oro:

To date the Boston Water and Sewer Commission has not received from Haley & Aldrich, a written description of the monitoring system and a plan showing the location of monitoring devices. We are also awaiting the submission of a typical cross section, to be inserted in one of the structural detail sheets, showing the method to be used in distributing the external loads on the 48" Sewer & 54" Drain.

At a meeting held on December 9, 1982 in the offices of B.W.S.C., both Haley & Aldrich and Weildinger Associates, stated that the above mentioned schemes would be submitted within one to two weeks. Before any further action can be taken on this project, the above mentioned schemes will have to be submitted for our review.

We are available at your convenience to further review this project.

Very truly yours,

John P. Sullivan Jr., P.E.
Director of Engineering

JPS/Mrs/dt

CC: Micahael O'Neil
Division Engineer

Memorandum

BWS + A.N.Co #112

Anderson-Nichols

RECEIVED
JAN 10 1983

To	File	Date	January 4, 1982
Copies for:	H. Spicer, G. Guest	Client	Marketplace Center Associates
From	Ray Oro	Division:	Civil
Subject	Telephone Conversation with M. Salgado - BWSC	Job Number	3992-05

On December 29, 1982 the writer called Mr. Salgado of the Boston Water and Sewer Commission in reference to the plans which were received December 28, 1982 with BWSC comments. Included with the plans was a letter dated December 15, 1982 listing the comments with reference to drawing numbers. Also included with the package was a seven page report entitled "Corrosion Prevention with Loose Polyethylene Encasement". Since this treatment was not mentioned in the letter or at any previous meetings, the writer called for clarification. Mr. Salgado stated that this "corrosion prevention" would be required and that it should be 8 mils thick and referenced in the specifications to ANSI-AWWA C105-77 in Section 02713.

Details for electrical bonding were supplied and will also be included in the specifications in Section 02713.

cc: J. F. Sullivan, Marketplace Center
J. Dobie, Marketplace Center
D. Ordorica, WZMH

CEIVED	DATE	COMMENT
	1/2/83	
ED	1/16/83	GORDON TO DISCUSS PETCOCK @ MTG. 2/3/83
AP		
MS		
MS	1/14/83	
FS	1/27/83	(JED) See JPS
ILE		ANCO.

Copy to - Job No. 3992
Page 1 of 4

RECEIVED JAN 12 1983

CE CENTER

IGN

RANDUM NO. 31

Date: January 3, 1983

From: G. F. Guest

ANCo DISTRIBUTION:

ADMINISTRATION	DEPARTMENT HEAD	JOB CAPTAIN
W. Daniell	L. McNeil	J. Poirier
R. McGillicuddy	H. Wilcox	R. Oro
S. Hassell	L. Tarlow	
H. Spicer		

OUTSIDE DISTRIBUTION:

Owner: James F. Sullivan - Marketplace Center
John Dobie - "
Architect: D. D. Ordorica - WZMH Group

SUBJECT: Meeting with J. Dobie to discuss latest review comments and plans by Boston Water & Sewer Commission. General review of utility work.

DATE AND PLACE: January 3, 1983 at the office of Marketplace Center, 189 State Street, at 11:00 a.m.

In Attendance:

J. Dobie Marketplace Center
G. Guest ANCo

Purpose of Meeting:

To review Boston Water and Sewer Commission letter of December 15, 1983, recieved by ANCo December 28, and progress plans and to discuss status of other utilities.

Discussion:

For this discussion we used the 12/15/82 letter from Boston Water and Sewer Commission and a set of annotated plans returned to the ANCo office under cover of said letter. The plans were progress plans forwarded to B.W.& S.C. on 12/19/82.

The comments shown on the plans were in addition to those shown on earlier review plans by B.W. & S.C. However, most of the comments have been made known to ANCo over the past couple of weeks and have been incorporated into the plans and specifications.

1. Easements

The easement lines for construction and maintenance of B.W.&S.C. utilities are shown on the utility plan. The easements cover all B.W.&S.C. utility lines that fall within the parameters of Parcel 3.

These easement lines must be described and shown on a plan suitable for filing with the Registry of Deeds. The easements should be shown on the utility plan without description.

2. Water Pipe Insulation

The concrete cover over the 24" water line in State Street is to be eliminated and the line insulated instead. Construction specifications are required.

3. Bleeding Petcock

B.W.& S.C. wants a bleeding petcock installed in the 24" water main inside the garage. In case of severe cold, the petcock will be used for bleeding to prevent freezing.

1. Is there now a bleeding petcock in system?
2. Where is this water to drain?
3. How much $?

4. Thrust Block Schedule

B.W.&.S.C. wants thrust block schedule shown on sheet U-3. ANCO did not show thrust block schedule but did design and detail each thrust block in accordance with the schedule.

5. Pipe Bonding Details

B.W.&S.C. wants pipe bonding details included in contract plans. ANCo covered the pipe bonding requirements in the specifications. There are about eight different details that have to be prepared and included in the contract drawing or in the specifications.

6. Polyethylene Encasement Water Lines

B.W.& S.C. has requested that all water lines outside of the building be further protected against corrosion with loose poly-ehtylene encasement. A construction specification is required. This is not a costly construction item.

7. Edison Steam Line

ANCo has not heard from Boston Edison Steam in regard to expansion and anchor block details required for the construction of the steam line. This item of work has been under consideration by Boston Edison Engineering Department for several months. We checked with Myles Sinnott at least once a week and get the same answer "Under Review by the Engineering Department."

ANCo cannot complete utility plans and specifications until we have this material and a "sign off" from Edison.

Boston Edison Steam is still pursuing the possibility of cutting this section of line off between manholes (on a temporary basis) until all foundation and floor construction is completed. This could save months in construction time and a lot of money - 200± thousand dollars - maybe more.

Note: If Boston Edison can cut this line out, until all foundation and first floor work is completed, the steam line should be installed in an area about 20' north of its present proposed location allowing for a straight run between the steam manhole under the artery to Commercial Street, resulting in more construction savings. However, building structural plans and utility relocation plans will have to be modified. The bends in the 24" H.P. water line, designed to avoid conflict with the steam line, could also be eliminated allowing for further cost reduction.

8. Settlement Platforms

I advised Mr. Dobie that ANCo had completed work on a base plan upon which locations and details for settlement platforms for the 48" sewer line would be shown. We have received a structural foundation plan from the structural engineers and settlement platforms and details from the soils engineer. This data must be incorporated into a single plan.

Mr. Dobie requests that we do no further work on this item as Mr. Sullivan was of the opinion that settlement platforms were not required by B.W.&S.C. Mr. Sullivan wants to explore this item further.

9. Construction Start

Mr. Dobie advised that the scheduled start of construction has been moved back to April to allow more time for the completion of structural and architectural plans. The "Bid Package" presently being assembled will now be identified as the "Pricing Package" until such time as fixed prices can be made.

10. Boston Edison Steam

On Thursday, January 6, 1983, the writer talked with Myles Sinnott of Boston Edison Steam regarding construction details and the possibility of closing down the steam line through the site and he reports as follows:

. Boston Edison Steam would like to meet with ANCo on January 12th or 13th to discuss the use ball joints in the construction of the steam line. Ball joints would be used instead of the expansion devices presently being considered by Edison.

Boston Edison is still looking at the possibility of diverting steam flows from the section of steam line through the site so that it can be closed down.

Cosentini Associates

Associate Partner
R. P. Leber, P. E.

Mechanical Engineer
William Lawrence

CONSULTING ENGINEERS
44 Brattle Street, Cambridge, Mass. 02138
Telephone (617) 876-3830

Partners
M. A. Mau, P. E.
J. Weisbin, P. E.
D. Michaeli, P. E.
D. Mozyr, P. E.
A. Tinlo, P. E.

DEC '82

December 28, 1982

BOSTON WATER & SEWER COMMISSION
10 Post Office Square
Boston, MA 02109

ATTENTION: Mr. T. Monahan

Re: Marketplace Center
Our Project No: 8191

Gentlemen:

We are requesting your approval to conduct the sanitary house sewer from the North Wing of the above referenced project to the existing 48" sanitary sewer west of the building in Commercial Street.

The change from our original submittal wherein both North and South Wings sanitary drains were to be conducted to the holding tank is dictated by two considerations as follows:

The retail areas in the North Wing have not been established and probably will not be until sometime after construction completion. We must therefore have maximum flexibility in the sanitary piping design to accommodate future retail areas which will be located on the first and second floors of the North Wing. The first floor retail is located over the Garage which connects the two buildings below grade. The floor-to-floor height in the garage is ten (10) feet.

We can provide sanitary piping in an east to west direction at the garage ceiling by gravity to the 48" sewer which will give us maximum flexibility for future connections from retail.

If we have to pipe sanitary from the North Wing to the holding tank located in the South Wing, we will have to route the pipe below the garage floor to the ejector which will lift the sewage to the holding tank and pump the holding tank to the city sanitary sewer at low tide.

The North Wing and the South Wing are, in truth, two separate buildings above grade.

The contribution from the North Wing is 1650 gallons per day (6000 sq. ft. office and 12,000 sq. ft. retail) well below the allowable 10,000 gallons per day without a holding tank.

Cosentini Associates

44 Brattle Street, Cambridge, Mass. 02138

I am enclosing Sketch SK-U1 indicting the separation between the two structures by the walk-to-the-sea at grade.

We will not change the holding tank capacity previously approved by your office if the above change is approved.

Very truly yours,

William Lawrence

pmb

Enclosure

cc J. Magarian (Cosentini)
D. Ordorica (WZMH)

L.S. LOW SERVICE
H.S. HIGH SERVICE

ATLANTIC AVENUE

ATLANTIC AVENUE

STATE STREET

COMMERCIAL STREET

LINE OF BASEMENT.

NORTH WING

SOUTH WING

WALK-TO-SEA.

10" STORM

54" STORM

12" STORM

6" DOM. FIRE

6" DOM. CW.

8" FIRE

6" DOM CW

8" SAN.

48" SAN.

6" FIRE

6" GAS MAIN

GAS SERVICE

12" H.S. MAIN

16" L.S. MAIN

12" GAS MAIN

16" L.S. MAIN

24" SAN.

12" MAIN

Copy in Nan's Don Regional Files
Copy in RTC

HALE AND DORR
COUNSELLORS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
60 STATE STREET
BOSTON, MASSACHUSETTS 02109
(617) 742-9100

CABLE HAFIS BSN
TELEX 94-0472
TELECOPIER
DOMESTIC (617) 367-6133 (617) 742-9108
INTERNATIONAL (617) 367-6180

WASHINGTON OFFICE
1201 PENNSYLVANIA AVE. N.W.
WASHINGTON D.C. 20004
(202) 393-0800
CABLE HAFIS WSH
TELECOPIER (202) 393-4497

RECEIVED
DEC 23 1982

December 20, 1982

James F. Sullivan, Esq.
Boston Redevelopment & Planning
189 State Street - 8th Floor
Boston, Massachusetts 02109

Re: Parcel D-10

Dear Jim:

Per your request, we have followed up on the comments made to you by an engineer at the Boston Water and Sewer Commission. Specifically, you indicated that an engineer had mentioned that the PIC's discontinuances of former streets in Parcel D-10 included a reservation for water and sewer lines.

The engineer's comment is correct, so far as it goes. I enclose for your information copies of the Discontinuances by the PIC. As a review of the documents indicate, the discontinuancedoes make an exception and reserves to the City of Boston "the right and easement to lay, construct, maintain, repair and renew water and sewer works in the existing locations as show on the Plan hereinbefore referred to." However, it is my understanding that the unanticipated and troublesome pipe lines, utility lines, etc. located in Parcel D-10 do not follow or lie within "existing locations" of lines in the former streets in Parcel D-10.

Please do not hesitate to contact me or Bob Santomenna if you have any questions regarding the enclosed or otherwise in connection with this matter.

Very truly yours,

Andrew H. Cohn

AHC/kmm

cc: Robert C. Santomenna, Esq. (w/encs.)

MARKETPLACE CENTER

DESIGN

PROJECT MEMORANDUM NO. 27

RECEIVED
1982

Date: Dec. 16, 1982

From: R.K. Oro

ANCo Distribution:

ADMINISTRATION	DEPARTMENT HEAD	JOB CAPTAIN
W. Daniell	L. McNeil	J. Poirier
R. McGillicuddy	H. Wilcox	
S. Hassell	L. Tarlow	
H. Spicer		
G. Guest		

Outside Distribution:

Owner:

✓James F. Sullivan - Market Place Center

Architect:

D.D. Ordorica - WZMH Group

Boston Water and Sewer Commission:

J.S. Sullivan
M. Salgado, Jr.

SUBJECT: Meeting to discuss loading on existing drain and sewer lines.

Date and Place

Thursday, December 9, 1982 at the Boston Water and Sewer Commission at 9:00 a.m.

In Attendance

J. Sullivan	MCA
J. Dobie	MCA
J.S. Sullivan	BWSC
M. Salgado, Jr.	BWSC
D. Ordorica	WZMH
S. Lew	Weildinger
A.T. Daley	GBCO
D. Dugan	Haley & Aldrich
G. Guest	ANCo
R. Oro	ANCo

Purpose of Meeting

To resolve Boston Water and Sewer Commission concerns over the design of the structure and grade beams above the existing 48" sewer and 54" storm drain.

Discussion

1. Monitoring System

Mr. J.S. Sullivan of the BWSC advised that the BWSC had not received any data, plans or description on a monitoring system which would signal any disturbance to the two lines in question during construction.

Mr. Daley of Gilbane Building Co. indicated that during construction the existing 54" drain would be exposed and therefore be subject to visual monitoring.

Mr. Dugan of Haley & Aldrich stated that a monitoring system for the sewer line could be designed and presented to the BWSC within a week or so.

The BWSC requested that the design be described in writing and that a plan showing the location of each device be shown, so that installation of such a system may be constructed without difficulty.

Anderson-Nichols has agreed to include this plan in its Utility Relocation Package.

The plan will be made up from two structural drawings provided by Weildinger Associates of the affected area highlighting the sewer and drain lines. Haley & Aldrich will supply the data necessary to complete the plan.

2. Future Excavation

If for some unforseen reason the sewer or drain line needs maintenance requiring excavation, the BWSC must have the right of access for repairs. Weildinger assured the BWSC that the structure is self supporting and that the earth may be excavated under the floor slab and grade beams with no effects. The grades beams, however, must be reasonably protected from damage.

3. Structural Loading on the Pipes

The BWSC wants assurances that no addition loading will be put on the drain or sewer lines. Haley & Aldrich said that a 12 inch layer of styrofoam under each grade beam in the area would prevent any direct loading to the lines.

4. Summary

A plan will be prepared and a report written describing the monitoring system. Anderson-Nichol left a set of the latest utility relocation plans with BWSC.

RO/va

HALEY & ALDRICH, INC.

238 Main Street
P.O. Box 60
Cambridge, MA 02142
Tel. 617/492-6460

Consulting
Geotechnical Engineers
and Geologists

Herl P. Aldrich, Jr.
Thomas K. Liu
Edmund G. Johnson
Martin C. Murphy
David E. Thompson
Edward B. Kinner

Peter L. LeCount
Douglas G. Gifford
Joseph J. Rainer
Richard P. Stulgis
John P. Ducey, Jr.
Wesley E. Simpson

16 December 1982
File No. 4965

Marketplace Center Associates
189 State Street
Boston, Massachusetts 02109

Attention: Mr. James Sullivan

Subject: Monitoring of Sewer Pipe Movements
Marketplace Center

RECEIVED
DEC 20 1982

Gentlemen:

This letter provides our recommendations for monitoring movements of the existing 48-in. and 54-in. dia. sewer pipes during construction of the Marketplace Center project. Pile installation, excavation and lateral support construction will be controlled by the specifications to reduce movements at the adjacent utilities.

The 54-in. storm drain has a somewhat greater potential for movement, compared to the 48-in. sewer, due to its proximity to the basement excavation and to the tower piles, and its higher elevation. We recommend that the top of the 54-in. dia. storm drain be uncovered and that optical survey methods be employed to monitor vertical and horizontal movements at each pipe joint.

We recommend that the sanitary sewer be monitored by elevation readings on manholes and settlement platforms at selected locations.

Since the top of the 48-in. dia. sanitary sewer is at a depth of about 13 ft. and approximately 5 ft. below groundwater level, it is not feasible to install instrumentation to monitor this pipe with measurement points at relatively close spacing. In the event that the detailed data obtained on the 54-in. pipe indicate a trend of potentially unacceptable movement, additional settlement platforms may be established on the 48-in. pipe as necessary to obtain data at closer spacings. Our additional recommendations are provided below.

Affiliate:
H & A of New York
Rochester, New York

54-in. Diameter Storm Drain

Excavate and expose the top of pipe along its full length on the site. Establish a reference mark on the pipe at each joint (estimate 8 ft. spacing). Monitor elevation and horizontal location of each reference point during foundation construction until the excavation over the pipe is backfilled.

Prior to backfilling over the pipe, place a minimum of 4 settlement platforms on the pipe at locations to be determined during construction. Construct and place settlement platforms according to the attached detail. After the pipe is covered, monitor vertical movement of the settlement platforms and pipe manholes until the end of building construction.

48-in. Diameter Sanitary Sewer

Place settlement platforms on the crown of the pipe at 4 locations. By optical survey, monitor vertical movement of the settlement platforms and existing manhole rims. Locations of the existing manholes and proposed settlement platforms are as follows:

Point	Distance North of Manhole in State Street, Ft.
Manhole in State St.	-
Platform	45
Platform	90
Manhole	130
Platform	200
Manhole	280
Platform	345
Manhole	410

As directed by the Architect, place additional settlement platforms on the pipe during construction as necessary to monitor movements at closer spacings.

Installation and Measurement Schedule

Install the settlement platforms and reference points, and take initial readings, prior to basement excavation and pile driving. Measure movements of all reference points weekly

during excavation and pile driving. Measure movements of those points which are located within 60 ft. of pile driving twice weekly. After pile driving is completed, measure movements monthly until the west basement wall is constructed and backfilled. Thereafter, measure movements at 3-month intervals until the building construction is complete. The measurement frequency may be changed by the Architect, based on evaluation of the data.

Evaluation of Movement Data

We understand that the Boston Water and Sewer Commission will provide criteria for tolerable movement of the pipe. The monitoring data will be compared with the criteria. The construction procedures will be modified as necessary to maintain pipe movements within tolerable limits. With respect to pile installation, possible modifications to reduce movement include increasing the diameter of the auger, and changes in other augering, pile setting and driving details.

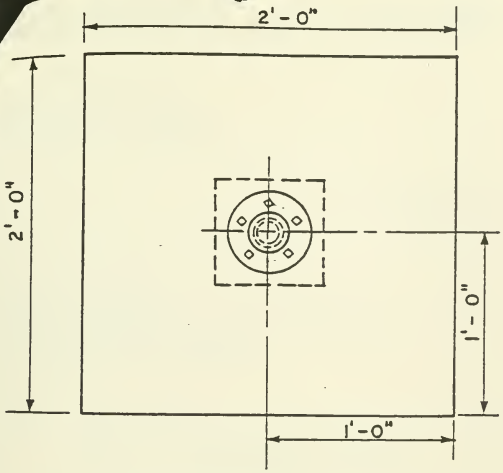
Sincerely,
HALEY & ALDRICH, INC.

John P. Dugan, Jr.

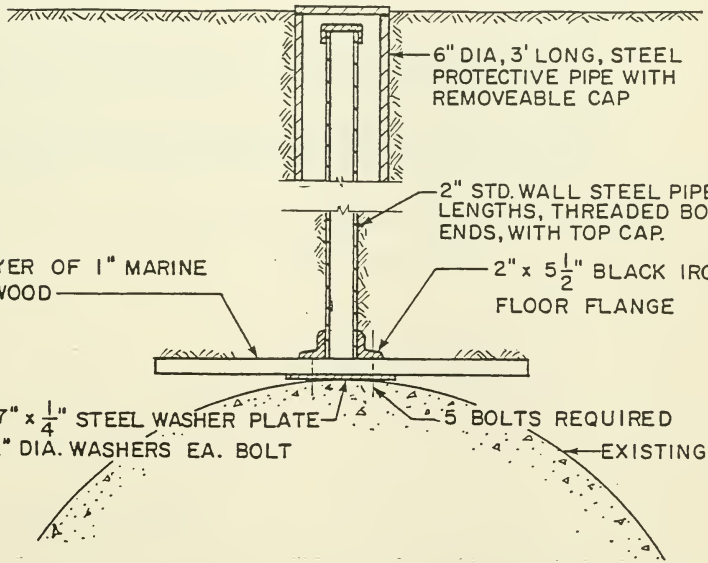
John P. Dugan, Jr.
Vice President

Enclosure

cc: WZMH Group, Inc.; Attn: Mr. David Ordorica
Anderson-Nichols, Inc.; Attn: Mr. Gordon Guest
Gilbane Building Co.; Attn: Mr. Al Dailey



NOTE:
SETTLEMENT PLATE TO BE PLACED ON EXISTING PIPE BACKFILL MATERIAL. PLACE ORDINARY FILL OVER PLATFORM


6" DIA, 3' LONG, STEEL PROTECTIVE PIPE WITH REMOVEABLE CAP
2" STD. WALL STEEL PIPE, 5'-0" LENGTHS, THREADED BOTH ENDS, WITH TOP CAP.
1 LAYER OF 1" MARINE PLYWOOD
2" x 5 1/2" BLACK IRON FLOOR FLANGE
7" x 7" x 1/4" STEEL WASHER PLATE OR 2" DIA. WASHERS EA. BOLT
5 BOLTS REQUIRED
EXISTING PIPE

SETTLEMENT PLATFORM DETAILS

SCALE: 1 1/2" = 1'-0"

HALEY & ALDRICH, INC.
CAMBRIDGE, MASSACHUSETTS

full copy

MARKETPLACE CENTER ASSOCIATES

189 STATE STREET
BOSTON, MA. 02109

617-742-2280

December 9, 1982

Charles Button, P. E.
Chief Engineer
Boston Water and Sewer Commission
10 Post Office Square
Boston, MA 02109

Re: Parcel D-10
State and Commercial Streets

Dear Mr. Button:

Enclosed please find original and one copy of letter for permission to enter sewer and drains in and adjacent to State and Commercial Streets at Parcel D-10.

For purpose of inspection and survey of the drain line to be performed Friday, December 10, 1982 at 8:30 A.M. please sign letter where indicated and return copy of same to this office.

Thank you for your cooperation in this matter.

Very truly yours,

E. Michael Sullivan

EMS/dms

Enclosures

HAND DELIVERED 12/9/82

Boston Water and Sewer Commission

10 Post Office Square
Boston, Massachusetts 02109
617-426-6046

file copy

~~October 29, 1982~~ December 3, 1982

Mr. Nilan Mistry
Mistry Associates, Inc.
26 Princess Street
Wakefield, Mass. 01880

Re: Permission to Enter Sewers and Drains
Market Place Center
BWSC No. 82-49S

Dear Mr. Mistry:

The Boston Water and Sewer Commission hereby grants permission to Mistry Associates, Inc. to enter sewers and drains in and adjacent to State Street and Commercial Street, generally serving the Quincy Market area during the week of December 6, 1982, for the purpose of undertaking a physical inspection and establishing reference points , subject to the following terms and conditions:

1. Such work shall be conducted at no cost or expense to the Commission; and

2. The Engineers shall save harmless and indemnify the Commission from any liability for injury, loss, accident or damage to any person or property (including without limitation damage to sewers) resulting from such survey, and from all claims, actions, proceedings and expenses and costs in connection therewith (including without limitation reasonable counsel fees) arising from the Engineer's omission, fault, willful act, or negligence or other misconduct with respect to any use made or thing done or occurring by or in their behalf on or about the sewers and drains.

We would appreciate your signing and returning the enclosed copy of this letter to acknowledge your agreement to the foregoing terms and conditions.

It will be our understanding that the person executing the enclosed copy of this letter on your behalf is fully authorized by you to do so.

Very truly yours,

BOSTON WATER AND SEWER COMMISSION

By_____
Charles Button, P.E.
Chief Engineer

Agreed to: Mistry Associates, Inc
(with changes as noted and initialed)

By_____

CB/TEM/mo
Enc:

RECEIVED
NOV 24 1982

MARKETPLACE CENTER

DESIGN

PROJECT MEMORANDUM NO. 25

Date: November 22, 1982

From: Ray Oro

ANCo DISTRIBUTION:

ADMINISTRATION	DEPARTMENT HEAD	JOB CAPTAIN
W. Daniell	L. McNeil	J. Poirier
R. McGillicuddy	H. Wilcox	
S. Hassell	L. Tarlow	
H. Spicer		
G. Guest		

OUTSIDE DISTRIBUTION:

Owner: James F. Sullivan - Market Place Center

Architect: D. D. Ordorica - WZMH Group

Boston Water & Sewer Commission: C. Button
J.S. Sullivan
T.E. Monahan
M. Salgado, Jr.

SUBJECT: Sewer cleaning and inspection.

Date and Place

November 19, 1982 at the Marketplace Center job site at 7:15 am.

In Attendance

J. Sullivan - Marketplace Center Associates
J. Dobie - Marketplace Center Associates
M. Sullivan - Marketplace Center Associates
A. Agapow - Mistry Associates Incorporated
D. Kerrissui - Boston Water & Sewer Commission (BWSC)
R. Oro - Anderson-Nichols & Co., Inc.

Three BWSC laborers and two cleaning vehicles.

Purpose of Meeting

To establish the existing condition of the existing 48" sewer and 54" drain lines for the possible inspection of subject lines.

1. Results of Inspection

The Boston Water and Sewer Commission (BWSC) made available a vacuum truck to clean sewer manhole G2 (see BWSC plan A-1103). Once the cover was lifted and an attempt was made to sink the vacuum tube into the waste material it was determined that the grease was too solid to be removed by this method. Mr. Kerrissui then called in a standard catch basin cleaning vehicle equipped with a drop bucket. After approximately one hour of "scooping out" wet grease and waste material no noticable difference in the elevation of the material in the manhole occurred.

The drain manhole F2 was also opened for sight inspection and the pipe appeared to be flowing at about one half full at 7:30 am (low tide at 7:14 am).

After observing this operation it is quite clear that any attempt to clean the 48" sewer line in this area would be costly and with no guaranteed result. It is also quite clear that a complete inspection of the line is not possible with the sewer line in it's present condition.

2. Recommendations

Recommendation is made to proceed with a complete recorded inspection and survey of the existing 54" R.C.P. drain line. With regards to the existing 48" R.C.P. sewer line, inspection of each structure and a horizontal alignment taken from manhole to manhole should be done.

Since the 54" R.C.P. drain line is closer to the proposed foundation wall, piles, and pile caps and at a higher elevation, it is probably the more critical line. Both lines and all structures should be inspected periodically during construction to insure that no movement or damage is occurring.

3. Summary

Inspection and survey should proceed on the existing 54" R.C.P. drain line. Inspection of the existing 48" R.C.P. sewer line is restricted because of its flow condition but the manhole structures can be inspected and recorded as to their condition. Close inspection will have to be maintained on both the drain and sewer lines during construction to avoid costly repairs and minimize construction delays.

Inspection ended at 9:30 am.

Boston Water and
Sewer Commission

10 Post Office Square
Boston, Massachusetts 02109
617-426-6046

November 19, 1982

WZMH GROUP, INC
MARKETPLACE
10/22/82

RM	
MJ	
DO	
RM	
FILE	

Mr. Gordon F. Guest, P.E.,
Vice President
Anderson - Nichols
150 Causeway Street
Boston, MA 02114

Attention: Mr. Gordon F. Guest, P.E.

Re: Marketplace Center
Job #3992
B.W.S.C. #82-495

Dear Mr. Guest:

We have reviewed the structural plans submitted by Weidlinger Associates and we have the following comments:

1. With regard to the 1'-0" dimension from the pile to the 54" drain; is this dimension to the outer or inner face of the pipe?
This becomes critical since the 54" drain has a substantial wall thickness.

2. We will not allow point concentrated column loading on the sewer line as discussed with your structural engineer, and as shown on the drawings submitted.

We will be available at your convenience to further review your project.

Very truly yours,

Thomas E. Monahan

Thomas E. Monahan, P.E.
Division Engineer

TEM/MRS/w

cc: Mr. D. Ordorica, WZMH
Mr. Stephen Lew, Weidlinger Associates

file
Boston Water
+ Sewer

Anderson-Nichols
150 Causeway Street
Boston, Massachusetts 02114
(617) 742-3400

RECEIVED
NOV 19 1982

November 18, 1982

Mr. Thomas E. Monahan, P.E.
Division Engineer
Boston Water & Sewer Commission
10 Post Office Square
Boston, Massachusetts 02109

Dear Mr. Monahan:

Reference: Marketplace Center Project
Utility Adjustment
A-N Job No. 3992

This is to acknowledge receipt of your letter of November 4, 1982 with comments regarding the November 1, 1982 submission of plans and support material for the subject project. We are resubmitting herewith two prints each of the material submitted to you on November 1, 1982, that reflect all of your comments. This submission includes the following:

1. Topographic Survey Plan with Utility Relocations shown (10/29/82).

2. Parking Level Plan - South (10/29/82) which shows relocated 24" water line.

3. Low Rise - Basement Level Foundation Plan FS-5.

4. Low Rise - Level 1 Framing and Foundation Plan FS-6.

5. Foundation Plan - FS-1.

6. Structural cross sections showing building elements FS-10, 11, and 12.

7. Pile driving report entitled "Effects of Pile Driving on the Sewer Pipes", signed and stamped by Thomas K. Liu of Haley & Aldrich, Inc.

8. Hanger details and weight calculations for 24" water line through buildings.

9. Storm drain, water line and sanitary sewer profiles.

In regard to your review comments, we offer the following:

1. Structural cross sections numbers 1 and 2 have been indicated on the topographic survey and utility relocation plan. Vertical bends have been shown in plan and profile for the 24" wall lines. The limits of the existing storm drainage manhole over the 54" R.C. pipe have been shown.

2. On the parking level south plan, the vertical bends for the 24" water line have been shown. As we stated in our letter of November 1, 1982, we have not specified insulation for the water line because of its size (24Ø") and the fact that the temperatures within the basement area will not be as extreme as an open and unprotected area.

3. Stationing has been provided on the profiles for the utility relocations for the 12" sewer and 18" and 24" storm drain.

4. In regard to the dimensions shown on Drawings FS-10, the distance from the outer wall to the 54" storm drain, to the pile face, which is about 14' long, is 12". This occurs at two locations. The distance as shown on FS-11 from the outer wall of the 54" storm drain to the basement wall is 2'. Clarification sketches within a written description will be forwarded to you from Weidlinger Associates.

5. In regard to the grade beam and its relationship to the 48" sewer line as shown on plan FS-6, some adjustment in the location of the grade beam to provide more clearance to the sewer line is being developed by Weidlinger. Copies of corrected sketches will also be forwarded to you by ANCo, when they are received from Weidlinger Associates.

6. Floor slabs are poured separately from the grade beam as shown on plan FS-1.

7. Revised plans FS-10 and FS-11 were submitted to you on November 9, 1982, showing 14' clear head room within the first floor level of the three story portion of the building. We recognize that because of the limited head room, unconventional construction procedures would be utilized in the event that the Boston Water & Sewer Commission had to work on the 48" sewer pipe or the 54" storm drain. Any working conditions considered to be unusual by the Boston Sewer &

Water Commission could be identified in the agreement that is to be drawn between the developer and the Commission.

8. A new 24" butterfly valve to be located in Commercial Street has been shown on the plans.

We respectfully request approval of utility relocations and/or adjustments and foundation layouts as shown on the plan submitted herewith. Following your approval of the content of this submission, we will submit final plans, details and specifications for your review. Your early attention to this matter is sincerely appreciated.

Very truly yours,

ANDERSON-NICHOLS & COMPANY, INC.

Gordon F. Guest (R.K.O.)

Gordon F. Guest, P.E.
Vice President

GFG:rb

cc: Mr. James F. Sullivan, Marketplace Center
Mr. D. Ordorica, WZMH
Mr. Stephen Lew, Weidlinger Associates

MARKETPLACE CENTER

DESIGN

PROJECT MEMORANDUM NO. 23

Date: November 9, 1982

From: R. K. Oro

ANCo Distribution:

ADMINISTRATION	DEPARTMENT HEAD	JOB CAPTAIN
W. Daniell	L. McNeil	J. Poirier
R. McGillicuddy	H. Wilcox	
S. Hassell	L. Tarlow	
H. Spicer		
G. Guest		

Outside Distribution:

Owner:

James F. Sullivan - Market Place Center

Architect:

D.D. Ordorica - WZMH Group

SUBJECT: Meeting with the Boston Water and Sewer Commission.

Date and Place

October 27, 1982 at the Boston Water and Sewer Commission, 10 Post Office Square, Boston, at 1:30

In Attendance

S. Lew	Weidlinger Associates
M. Salgardo	Boston Water and Sewer Commission
R. K. Oro	Anderson-Nichols & Co., Inc.

Purpose of the Meeting

To make clear the needs of the Commission to approve the design of the relocated drain, sewer and water and the construction methods proposed to protect the existing drain and sewer lines.

Discussion

1. The plans submitted on October 8, 1982 were brought out of the Commission's file. The plans shown were not the entire set as submitted by Anderson-Nichols on that date. After further searching into the file, the rest of the plans were found. It seems that the set of drawings which were sent were split up and not all the plans were reviewed.

2. The writer stated that another submission would be sent to the Boston Water and Sewer Commission on Friday, October 29, 1982, with revised structural sections, more complete profiles, and a rewritten letter from Haley and Aldrich, Inc.

The meeting ended at approximately 2:00.

HALEY & ALDRICH, INC.

238 Main Street
P.O. Box 60
Cambridge, MA 02142
Tel. 617/492-6460

Consulting
Geotechnical Engineers
and Geologists

Henry P. Aldrich, Jr.
Thomas K. Liu
Edmund G. Johnson
Martin C. Murphy
David E. Thompson
Edward B. Rinker

Peter L. LeCount
Douglas G. Gifford
Joseph J. Rinaldi
Richard P. Stulgis
John P. Dugan, Jr.
Wesley E. Simpson

File No. 4965
4 November 1982

Boston Water and Sewer Commission
10 Post Office Square
Boston, Massachusetts 02109

RECEIVED
NOV 8 1982

Attention: Mr. Manual Salgado

Subject: Marketplace Center
Boston, Massachusetts

Dear Mr. Salgado:

This letter will confirm our telephone conversation of yesterday concerning the effects of pile driving vibration on the sewer pipes. The pre-drilled holes will extend through the marine clay with the bottom of holes to be at least 60 ft. below the lower pipe invert. The pile driving will commence at or near that depth. It is our belief that the vibration caused by pile driving should not cause damage to the sewer pipes. However, we have recommended that vibration be monitored during pile driving.

Accordingly, we have revised our written statement on the "Effects of Pile Driving on the Sewer Pipes". Enclosed please find a signed and stamped copy.

If you have any questions, or require additional information, please contact me.

Sincerely yours,

HALEY & ALDRICH, INC.

Thomas K. Liu
Senior Vice President

TKL:lcb

cc: Marketplace Center Associates; Attn: Mr. Michael Sullivan
WZMH, Inc.; Attn: Mr. David Ordorica

File No. 4965
25 October 1982
Revised 4 November 1982

MARKETPLACE CENTER, BOSTON, MA

Effects of Pile Driving on the Sewer Pipes

The proposed Marketplace Center is a combined retail/office complex consisting of a low-rise section and a 21-story office tower. A one-level parking garage is planned to be constructed below grade. The site is bounded on the north and east by the Central Artery, on the south by State Street, and on the west by Commercial Street. The building design will accommodate two reinforced concrete sewer pipes of 48-in. and 54-in. diameter.

The subsurface explorations revealed the following sequence and thickness of soil strata at the site, from the ground surface downward:

Stratum	Thickness (ft.)
Miscellaneous Fill	7 to 20
Organic Silt	0 to 18
Marine Clay	58 to 69
Glacial Till	6 to 8
Bedrock	--

In view of the fairly high column loads, the building is designed to be supported by 130-ton precast-prestressed concrete piles driven to bearing into the glacial till or bedrock.

Experience has shown that some heave of the ground will occur due to pile driving through relatively deep clays. Following ground heave, settlement will occur as the clay consolidates. The magnitude of net settlement will generally be on the order of the amount of heave. As the two sewer pipes are earth-supported, they will heave and settle with the ground.

In order to reduce heave and subsequent settlement of the sewer pipes, the following procedures will be implemented:

1. Pre-drill at the locations of all piles under the tower and for piles under the low-rise section which support columns within 30 ft. from the sewer pipes. Pre-drilling will be extended through the entire depth of the marine clay. The bottom of the pre-drilled holes will be at least 60 ft. below the lower pipe invert.

2. Insert the piles into the pre-drilled holes at column locations within 30 ft. from the sewer pipes in a slow and controlled manner, at a maximum rate of one foot per second. This procedure will allow time for the slurry displaced by the pile to flow out of the hole at ground surface. A few hammer blows may be necessary to advance the piles to the bottom of the pre-drilled holes. The piles will then be driven several feet to bearing in the till or rock.

3. Drive the piles closest to the sewer pipes first, then progressing systematically outward.

Despite these precautionary measures, it is estimated that the maximum heave and subsequent net settlement will be in the range of 1/2 to 1 in. at the sewer pipes. It is believed that these estimated movements should not cause physical damage to the sewer pipes.

During pile driving, vibration and heave of the sewer pipes will be monitored. These data will be used to re-evaluate the estimated net settlement. If the estimated 1/2 to 1 in. movements of the sewer pipes are not acceptable from the operational or other considerations, two remedial measures may be implemented:

1. Re-level the pipes, or

2. Support the pipes on the building piles.

Boston Water and
Sewer Commission

10 Post Office Square
Boston, Massachusetts 02109
617-426-6046

RECEIVED
NOV 12 1982
ANDERSON-NICHOLS

file copy

ANCo # 3992

November 4, 1982

Guest
Ora
Snedeker
cc: [redacted]
John Dobie
Marketplace Ctr
David Ordorica
WZMH

RECEIVED
NOV 17 1982

Mr. Gordon F. Guest, P.E.
Anderson-Nichols
150 Causeway Street
Boston, MA 02114

Reference: Marketplace Center Project
Utility Adjustment
A-N Job No. 3992
BWSC No. 82-49S

Dear Mr. Guest:

The BWSC has reviewed the progress prints along with the pile driving report that you have submitted. We have indicated on the plans pertinent information that is not shown, that we deem is necessary. We are including the marked-up set of prints as part of our review comments. A brief discussion was held with Mr. Thomas Liu, of Haley and Aldrich regarding the pile driving report; he agreed to revise his report and resubmit it for our review. Our review comments are as follows:

1. On the Topographical Survey & Utility Relocation Plan indicate where sections 1 & 2 are located. Also 24" steel vertical bends will be required at both ends where the relocated 24" water line is entering and leaving the proposed building. Show the existing limits of the storm drain manhole over the 54" R.C.P.

2. On the parking level South plan, show the vertical bends on the relocated 24" water line and check if insulation is required, we believe it is a good precautionary measure against freezing.

3. On the utility relocation profiles the information stated in item 2 of these comments should appear on this plan. Stations and pipe lengths should appear on the profiles of the 12" sewer, 18" and 24" storm drains. These manholes are standard which indicates that the inside diameter is 4 feet.

4. On drawing FS-10 the distance from the outer wall of the 54" drain to the pile face is 12"; on dwg. FS-11 the distance from the outerwall of the 54" drain to the face of the basement wall is 2.0. We would like clarification of this situation in writing from Weidlinger Assoc.

5. Grade beam appears to be very close to 48" sanitary sewer pipe on Plan F-6. We must have access to 48" sewer line.

6. From Plan FS-1, it appears floor slab is a separate pour from grade beams.

7. On Plan FS-10, grade beam sections at sewer/drain lines, 11.0 clear headroom is not enough in the event a section of 48" sewer pipe or 54" drain line would have to be replaced.

8. Install new 24" butterfly valve, in Commercial Street as shown in red on plan away from the proposed retail section.

We are available at your convenience to further review this project as needed.

Very truly yours,

Thomas E. Monahan

Thomas E. Monahan
Division Engineer

TEM/MS/lam

cc: M. Salgado Jr.
SPS

File copy
Anderson Nichols
B.W.+S.

RECEIVED
NOV 5 1982

Anderson-Nichols
150 Causeway Street
Boston, Massachusetts 02114
(617) 742-3400

November 1, 1982

Mr. Thomas E. Monahan, P.E.
Division Engineer
Boston Water & Sewer Commission
10 Post Office Square
Boston, MA 02109

Dear Mr. Monahan:

Reference: Marketplace Center Project
Utility Adjustment
A-N Job No. 3992

On Friday, October 29, 1982 we hand delivered two prints each of the following material to Boston Water & Sewer Commission for their review and approval.

1. Topographic Survey plan with Utility Relocations shown (10/29/82)

2. Parking Level Plan - South (10/29/82) which shows relocated 24" water line.

3. Low Rise - Basement Level Foundation Plan FS-5

4. Low Rise - Level 1 Framing and Foundation Plan FS-6

5. Foundation Plan - FS-1

6. Structural cross sections showing building elements FS-10, 11, and 12.

7. Pile driving report entitled "Effects of Pile Driving on the Sewer Pipes", signed and stamped by Thomas K. Liu of Haley & Aldrich, Inc.

8. Hanger details and weight calculations for 24" water line through buildings.

9. Storm drain, water line and sanitary sewer profiles.

The proposed 3 level area of the structure will be constructed over the 48" sanitary sewer and 54" storm drain lines as can be seen from the plans. Every care will be taken in driving the 14" square precast concrete piles so as not to disturb these lines. The pile driving reports by Haley & Aldrich addresses this issue.

The relocated 24" water line will be constructed of 1/2" steel, butt welded and cement lined in place. The line will be suspended from the first floor with a typical type of pipe hanger. An expansion coupling will be located at the mid point. Four pipe guides will be employed in addition to the hangers to restrain the pipe from vertical and lateral movement. The pipe will be fixed where it passes through the foundation wall.

The garage will have open areas for the movement of vehicles and the water pipe will be subject to ambient temperatures.

We have not specified insulation for the water line because of its size and the fact that temperatures will not be as extreme as if it were in an open and unprotected area.

We will prepare construction plans and specifications and refine construction details following your review of this submission. The final construction plans and documents will be submitted for your review prior to construction.

Please call the writer if you have any questions or require additional information.

Very truly yours,

ANDERSON-NICHOLS & COMPANY, INC.

Gordon F. Guest

Gordon F. Guest, P.E.
Vice President

GFG/cmc

cc: Mr. J. F. Sullivan - Marketplace Center Associates
Mr. D. D. Ordorica - WZMH Group

WZMH Group Inc.
Architects & Planners

Sears Crescent Building
4th Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Boston, Dallas,
Denver, Houston,
Irvine

Calgary, Montreal,
Toronto, Vancouver

October 27, 1982

Marketplace Center Associates
189 State Street, 8th Floor
Boston, MA 02109

Attn: James F. Sullivan, Esq.

RE: Marketplace Center, Boston, MA
Project No. 1786
Reply to Your Letter Dated October 20, 1982 Regarding Parcel D-10, Storm Drain and Sewer Line

Dear Sirs:

We are in receipt of your letter as of October 26, 1982, and write to point out that the report which you requested was prepared by Haley & Aldrich for submission to BWSC. The report, dated August 31, 1982, is entitled "Effects of Pile Driving on the Sewer Pipes".

As per ANCO letter dated October 8, 1982, Item 8, reference is made to the above report submitting it to BWSC, with a copy to your office.

We trust that you will find the foregoing satisfactory, and if you have any further questions, please feel free to call.

Sincerely,

David D. Ordorica

David D. Ordorica

DDO/ml

cc: R. Manning
C. Lee
H. Johnson
R. Hoopman
G. Guest
J. Dugan

Richard A. Manning AIA ARIBA
David P. Habb AIA
Warwick Houston MRAIC ARIBA
Bernard Himel MRAIC
Paul Barnard MRAIC M. Arch. UDI
Chung N. Lee AIA

WZMH Group Inc.
Architects & Planners

Sears Crescent Building
4th Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Boston, Dallas,
Denver, Houston,
Irvine

Calgary, Montreal,
Toronto, Vancouver

October 27, 1982

Marketplace Center Associates
189 State Street, 8th Floor
Boston, MA 02109

Attn: James F. Sullivan, Esq.

RE: Marketplace Center, Boston, MA
Project No. 1786
Reply to Your Letter Dated October 20, 1982 Regarding Parcel D-10, Storm Drain and Sewer Line

Dear Sirs:

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As per ANCO letter dated October 8, 1982, Item 8, reference is made to the above report submitting it to BWSC, with a copy to your office.

We trust that you will find the foregoing satisfactory, and if you have any further questions, please feel free to call.

Sincerely,

David D. Ordorica

David D. Ordorica

DDO/ml

cc: R. Manning
C. Lee
H. Johnson
R. Hoopman
G. Guest
J. Dugan

Richard A. Manning AIA ARIBA
David F. Habb AIA
Warwick Housden MRAIC ARIBA
Bernard Hime MRAIC
Paul Barnard MRAIC M. Arch (U.D.)
Chung N. Lee AIA

MARKETPLACE CENTER ASSOCIATES

189 STATE STREET
BOSTON, MA. 02109

617-742-2280

October 25, 1982

Thomas E. Monahan
Boston Water and Sewer Commission
10 Post Office Square
Boston, MA 02109

Re: Sewer and Drain Lines

Dear Tom:

As you know, we have chosen Mistry Associates to perform the inspection and survey of the 48" sewer line and the 54" drain line at Parcel D-10. Pursuant to this, it is crucial that this work be done quickly in order that we keep to our pre-construction schedule. Please inform me, as soon as possible, of your time schedule for the cleaning of the two lines. Mistry can do the work Thursday, October 28, 1982, at the earliest. Thank you.

Yours truly,

E. Michael Sullivan

EMS/seb

Copy = original in A Lenox Hill file

Boston Water and
Sewer Commission

10 Post Office Square
Boston, Massachusetts 02109
617-426-6046

RECEIVED
OCT 22 1982
ANDERSON-NICHOLS

RECEIVED
OCT 25 1982

ANC # 3992
Guest
Ora
cc: D. Ordonica W.
J. Dobic M

October 21, 1982

Mr. Gordon F. Guest, P.E.
Anderson-Nichols
150 Causeway Street
Boston, MA 02114

Re: Marketplace Center Project
Utility Adjustment
BWSC 82-49S

Dear Mr. Guest:

The preliminary plans for the above referenced project were received October 8, 1982. On October 13, 1982 additional plans were received superceding the previous submission.

The proposed structures will cover an area in which we have a major 24" water main which you presently show being relocated. The project also encroaches over our 54" storm drain and 48" sanitary sewer, as well as some miscellaneous services. At this time it is not clear to us how you propose to protect or relocate the 54" storm drain and the 48" sanitary sewer lines.

Our review comments on the submitted plans are as follows:

1. A sub-structure plan showing the pile grid system for the main buildings and under the structural slab and pile cap sizes should be submitted.

2. In a report submitted by Haley & Aldrich dated August 31, 1982, the piles are referred to as being driven. Item number 2 refers to the piles being inserted into predrilled holes filled with a slurry, and being 30 feet from the sewer pipes. The piles would be inserted at the rate of 1 foot per second. Item # 3 of the same report states that piles closest to the sewer would be driven first. This report is very confusing since it was our understanding that the pile(s) in the vicinity of the sewer and storm drain were not to be driven. The copy of the report that we have, has not been signed by H & A.

3. The relocated 24" steel pipe water main is to be butt welded. As per our telephone conversation of 10/14/82, you stated that the 24" steel pipe would be suspended from the first floor beams. We would like to have a typical section of the types of hangers to be used and how they would be tied into the steel beams. An expansion coupling should be installed in the line

3. (cont'd)
to handle any expansion and contraction that may occur. Since we don't know what the working temperature will be in the garage, consideration should be given to the use of insulation of this segment of the water main and/or humidity control measures provided. The interior of the main must be cement-lined in place and all work undertaken in accordance with appropriate sewers and BWSC specifications.

4. We would like to have a more complete set of cross sections along Commercial Street showing the vertical clearance between the structural slab and the underside of the overhang. Cross sections along the State Street side of the building would also be desirable in order to show the location of the proposed 24" storm drain in relation to other utilities in State Street. Although it is possible to achieve some degree of deflection using concrete pipe, whenever there is a change in course either horizontal or vertical, we would prefer to have the change made by the use of manholes. On the Topographical Survey & Utility Relocation Plan, the proposed 24" storm drain appears to be connected to the existing 54" storm drain and not the manhole. Please indicate the limits of the existing manhole over the existing 54" storm drain.

5. On the Topographical Survey & Utility Relocation Plan dated 10/13/82, the 12" HPFS line as shown should be 12" H.S., the 12" HPFS line is not shown.

6. Sewage Holding Tank

Rearrange holding tank so as to eliminate or minimize the number of columns that would be going directly through the tank. Provide adequate slopes from inlet of holding tank to inlet of wet well and also the side slopes of the wet well. This should provide a velocity that would minimize the possibility of the clogging of solids both in the holding tank and wet well. The type and number of pumps, both operational and standby and auxiliary power source and length of pumping cycle should also be submitted.

Along with these comments we are enclosing the following:

1. Blue line copy of the Topographical Survey & Utility Relocation Plan showing the location of cross sections desired.
2. Black line prints of FS-10, FS-11, & FS-12 dated October 8,1982; the requested information is marked on these plans.

We are available at your convenience to further review this project as needed.

Very truly yours,

Thomas E. Monahan

Thomas E. Monahan, P.E.
Division Engineer

TEM/mt

cc: M. Salgado, Jr.
SPS

Boston Water and Sewer Commission

10 Post Office Square
Boston, Massachusetts 02109
617-426-6046

RECEIVED
OCT 25 1982

RECEIVED
OCT 22 1982
ANDERSON-NICHOLS

ANC # 3992

October 21, 1982

Guest
Ore

cc: D. Ordonez WZN
J. Dobie M.S.

Mr. Gordon F. Guest, P.E.
Anderson-Nichols
150 Causeway Street
Boston, MA 02114

Re: Marketplace Center Project
Utility Adjustment
BWSC 82-49S

Dear Mr. Guest:

The preliminary plans for the above referenced project were received October 8, 1982. On October 13, 1982 additional plans were received superceding the previous submission.

The proposed structures will cover an area in which we have a major 24" water main which you presently show being relocated. The project also encroaches over our 54" storm drain and 48" sanitary sewer, as well as some miscellaneous services. At this time it is not clear to us how you propose to protect or relocate the 54" storm drain and the 48" sanitary sewer lines.

Our review comments on the submitted plans are as follows:

1. A sub-structure plan showing the pile grid system for the main buildings and under the structural slab and pile cap sizes should be submitted.

2. In a report submitted by Haley & Aldrich dated August 31, 1982, the piles are referred to as being driven. Item number 2 refers to the piles being inserted into predrilled holes filled with a slurry, and being 30 feet from the sewer pipes. The piles would be inserted at the rate of 1 foot per second. Item # 3 of the same report states that piles closest to the sewer would be driven first. This report is very confusing since it was our understanding that the pile(s) in the vicinity of the sewer and storm drain were not to be driven. The copy of the report that we have, has not been signed by H & A.

3. The relocated 24" steel pipe water main is to be butt welded. As per our telephone conversation of 10/14/82, you stated that the 24" steel pipe would be suspended from the first floor beams. We would like to have a typical section of the types of hangers to be used and how they would be tied into the steel beams. An expansion coupling should be installed in the line

3. (cont'd)
to handle any expansion and contraction that may occur. Since we don't know what the working temperature will be in the garage, consideration should be given to the use of insulation of this segment of the water main and/or humidity control measures provided. The interior of the main must be cement-lined in place and all work undertaken in accordance with appropriate sewers and BWSC specifications.

4. We would like to have a more complete set of cross sections along Commercial Street showing the vertical clearance between the structural slab and the underside of the overhang. Cross sections along the State Street side of the building would also be desirable in order to show the location of the proposed 24" storm drain in relation to other utilities in State Street. Although it is possible to achieve some degree of deflection using concrete pipe, whenever there is a change in course either horizontal or vertical, we would prefer to have the change made by the use of manholes. On the Topographical Survey & Utility Relocation Plan, the proposed 24" storm drain appears to be connected to the existing 54" storm drain and not the manhole. Please indicate the limits of the existing manhole over the existing 54" storm drain.

5. On the Topographical Survey & Utility Relocation Plan dated 10/13/82, the 12" HPFS line as shown should be 12" H.S., the 12" HPFS line is not shown.

6. Sewage Holding Tank

Rearrange holding tank so as to eliminate or minimize the number of columns that would be going directly through the tank. Provide adequate slopes from inlet of holding tank to inlet of wet well and also the side slopes of the wet well. This should provide a velocity that would minimize the possibility of the clogging of solids both in the holding tank and wet well. The type and number of pumps, both operational and standby and auxiliary power source and length of pumping cycle should also be submitted.

Along with these comments we are enclosing the following:

1. Blue line copy of the Topographical Survey & Utility Relocation Plan showing the location of cross sections desired.
2. Black line prints of FS-10, FS-11, & FS-12 dated October 8,1982; the requested information is marked on these plans.

We are available at your convenience to further review this project as needed.

Very truly yours,

Thomas E. Monahan

Thomas E. Monahan, P.E.
Division Engineer

TEM/mt

cc: M. Salgado, Jr.
SPS

Boston Water and Sewer Commission

10 Post Office Square
Boston, Massachusetts 02109
617-426-6046

RECEIVED
OCT 20 1982
ANDERSON-NICHOLS

Copy orig in And. Nich file
ANCo II 3992

Guest
Oro
cc: D.Ordorica
WZMH
Public
MDC

October 19, 1982

RECEIVED
OCT 26 1982

Mr. Gordon Guest, Vice President
Transportation Department
Anderson Nichols & Co, Inc.
150 Causeway Street
Boston, Ma 02114

RE: Market place Center
BWSC No. 82-49S

Dear Mr. Guest:

In response to your question concerning what loadings could be expected from our maintenance vehicles, at present our largest maintenance vehicle is a Vactor truck used to clean sewers which is a three axle vehicle weighing approximately 47,000 lbs maximum. However, it should be noted that the possibility of the future use of cranes or large pieces of backhoe type machinery exists and should be taken into consideration for your design analysis.

If there are any further questions concerning this matter please contact me.

Yours very truly,

Thomas E. Monahan

Thomas E. Monahan
Division Engineer

TEM/dt

copy original in Anderson file

Job No. 3992

MARKETPLACE CENTER

DESIGN

RECEIVED
- 1982

PROJECT MEMORANDUM NO. 18

Date October 6, 1982

From G. F. Guest

ANCo Distribution:

ADMINISTRATION	Department Head	JOB CAPTAIN
W. Daniell	L. McNeil	J. Poirier
R. McGillicuddy	H. Wilcox	R. Oro
S. Hassell	L. Tarlow	
H. Spicer		

Owner:

~~James F. Sullivan~~ - Market Place Center

Thomas Monahan - Boston Water & Sewer

ARCHITECT:

D. D. Ordorica - WZMH Group

SUBJECT: Meeting with representatives of Boston Water and Sewer to review modifications to sewer and water lines.

Date and Place

September 29, 1982 at 1:00 p.m. at the office of Boston Water and Sewer Commission.

In Attendance

T. Monahan	Boston Water and Sewer Commission
M. Sullivan	Marketplace Center
R. Oro	ANCo
G. Guest	ANCo

Purpose of Meeting

The purpose of this meeting was to review the modifications to existing sewer, storm drainage and water lines and to present building structural foundation plans showing the relationship between structural elements and the existing 54"ø storm drain and 48"ø sanitary sewer lines.

Discussion

For purposes of discussion the survey base plan was presented showing the utility relocations and adjustment and the structural foundation plans that also show existing major utilities.

1. Storm drain lines under expressway discharging into the wood sewer that crosses the site.

   The storm drain system that picks up expressway and road drainage discharges into the old wood combination sewer line that crosses the site. Storm drainage is discharged into the 54"ø R.C.P. Drain.

   A replacement drainage system must be in operation before the wood line can be removed. We have discussed this item before looking for possible alternate solutions however, it appears that the most cost effective solution is to run a new line from the M.H. located north of expressway column line 45, along the proposed building line to the side line of State Street where it would then run along the building line to the existing D.M.H. in State Street where the drainage would re-enter the 54"ø R.C.P. drain.

   This route appears to offer no obstructions and construction should be fast and trouble free.

   Crossing State Street which is loaded with utilities, with an 18" R.C.P. could be a time consuming and expensive construction effort.

2. Existing 12" H.S. Water in the site will be capped in Commercial Street by others. The developer is not required to do any work on the line. We will be notified when the line is abandoned.

3. Cleaning and inspection of 54"ø storm drain and 48"ø sanitary sewer lines.

   a. The Project Developer has received two proposals for the inspection work: Briggs Engineering and Mistry Associates which the Developer is currently evaluating.

   b. Inspection of the sanitary sewer line will take place as soon as possible after the B.W.&S. Commission completes the cleaning. Cleaning will be to the extent required by B.W.&S. to maintain flows. Cleaning above that necessary for B.W.&S., that may be required for inspection, will be at the expense of the Developer.

   c. The inspection contractor must examine the system during periods of low flow to observe first hand the condition under which the inspection will be made. Pumping may or may not be required. Again, that determination must be made by the inspection contractor.

4. 24"ø High Service Water

   The existing 24" high service water will be relocated from its present position into the garage parking area where it will run along the west wall. Construction was discussed and the following tentatively agreed upon.

   a. Ductile iron pipe cement lined - mechanical joint with strapping. Talked with John Sullivan on 10/7 and he specified steel pipe-cement lined.66.
   b. Two supports for each section of pipe.

   c. New butterfly gates valves will be located on the line adjacent to the building for quick shut-off.

   d. Preliminary design will be developed and submitted to B.W.&S. for review as soon as possible.

5. Hydrants

   Location of existing high service hydrants, with the location of new high service lines, must be highlighted on the water relocation plan.

   Two new high service water lines appear adequate for the project as previously discussed.

The location of building fire service hydrants must be shown, on the preliminary plan.

6. Design flows for sanitary and storm drain lines.

   B.W.&.S. Commission can not provide us with system design flows. The design was performed under the direction of the B.R.A. and they are unable to secure the design calculations. We are to assume that all pipes flow 1/2 full under design conditions.

7. Preliminary Design Plans

   All work that is presently anticipated to be performed on the B.W.&.S. systems will be shown on the 20 scale surveys plan. This includes the relocation of the 24" H.S. water line in the building. All details relating to this work will be included in this submittal.

   Plans will be submitted the first of the week of October 4th.

   Marketplace Center representatives will keep B.W.&.S. staff informed as to the inspection program.

Meeting ended at 3:00 p.m.

GFG/cmc

WZMH Group Inc
Architects & Planners
Bars Crescent Building
Fourth Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

original to file

Transmittal

BWHS #130
copy to Essentia

RECEIVED
NOV 4 1982

Date	Oct. 4, 1982
Project	Marketplace Center
Project No.	1786
To	Marketplace Center Associates 189 State Street 8th Floor Boston, Ma 02109
Attention	J. Dobie
Sent via	Choice

Please find the following enclosed.

Quantity	Date	Item
1	9/17/82	CA Letter Re: Electrical Metering & Service Requirements
1	9/24/82	CA Letter Re: Rouse Chiller Issue
1	9/24/82	CA Letter Re: Sanitary Sewage Study
1	9/27/82	CA Letter Re: Design Criteria And Code Compliance Calculations

For Your Information

ADDITIONAL COPY 11/4/82
AS PER YOUR REQUEST.

cc: H. Johnson

David D. Ordorica
WZMH Group Inc., Architects

Please notify us at once if enclosures are not as transmitted above.

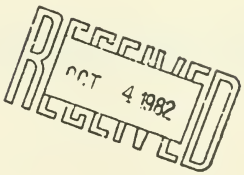
Additional Copy re
#15C - Excavation
Sub contract

Architects & Planners

Sears Crescent Building
4th Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Boston, Dallas,
Denver, Houston,
Irvine

Calgary, Montreal,
Toronto, Vancouver



September 30, 1982

Gilbane Building Company
Seven Jackson Walking
Providence, RI 02940

Attn: Mr. Joseph P. Day
Construction Executive

BWS

Re: Marketplace Center
Boston, MA Project No. 1786
Existing Subsurface Information

Gentlemen:

Enclosed please find existing conditions subsurface information for the Marketplace Center project forwarded to this office by the following:

1. Marketplace Center Associates
2. Haley & Aldrich, Inc.
3. Boston Redevelopment Authority
4. Massachusetts Department of Public Works
5. Boston Edison Company - Distribution Division
6. Boston Edison Company - Conduit Steam Division
7. Boston Gas Company
8. Boston Water and Sewer Commission
9. Massachusetts Bay Transportation Authority
10. New England Telephone & Telegraph Company
11. Massachusetts Historical Commission
12. R.E. Cameron & Associates
13. LFE Corporation: Anderson - Nichols

We wish to confirm our September 17, 1982 discussion in which we indicated to representatives of Gilbane Building Company, Marketplace Center Associates, Haley & Aldrich, Inc. and Anderson/Nichols that the enclosed information is not intended to be complete, nor is the above list of sources for existing conditions information intended to be complete. We understand that one additional source of information is the Boston Public Library.

Richard A. Manning AIA ARIBA
David P. Habib AIA
Warwick Houlden MRAIC ARIBA
Bernard Himel MRAIC
Paul Barnard MRAIC M. Arch (UD)
Chung N. Lee AIA

We wish to reiterate our statement of September 17, 1982, that this office is not a source for existing conditions information and, as the Architect, is not responsible for the completeness, correctness, and/or accuracy of existing conditions information.

Sincerely,

David D. Ordorica

David D. Ordorica

DDO/pmd

cc: J.Sullivan
J.Dugan
G.Guest
R.Manning
C.Lee
H.Johnson

encls.

JAMES F. SULLIVAN
ATTORNEY AT LAW

ALLEN BRESS

ONE BOSTON PLACE
SUITE 1026
BOSTON, MASSACHUSETTS 02108
TEL (617) 742-0112
(617) 742-2280

September 30, 1982

Mr. David D. Ordorica
WZMH Group Inc.
Sears Crescent Building
City Hall Plaza
Boston, MA 02108

Re: Parcel D-10

Dear David:

On September 28, 1982, I attended a meeting with Tom Monahan from Boston Water and Sewer and Gordon Guest from Anderson-Nichols. Among other things, we discussed the plan for relocation of the water main. Mr. Monahan expressed some concern over the loading capacity of the "excedra". He pointed out that, in the event that the water main needs service, a Boston Water and Sewer truck may need full access to the "excedra" area, thus necessitating a heavy loading capacity.

Please let me know your thoughts regarding this matter.

Very truly yours,

E. Michael Sullivan

E. Michael Sullivan

EMS/dms

cc: Gordon F. Guest, Anderson-Nichols

For Michael

MARKETPLACE CENTER ASSOCIATES

MEETING NOTES

Project: Marketplace Center

Subject: Sewer & Drainline

Date: Meeting at Boston Water & Sewer on Wednesday, 9/29/82

Copies to: Inter-office M.C.A.

Author: E. M. Sullivan

Present:

Marketplace Center Associates	E. Sullivan
Anderson & Nichols and Company	G. Guest
Boston Water & Sewer Commission	T. Monohan J. Sullivan (did not-attend)

Action by:

1. Gordon suggests that we run wood sewer along eastern boundary- south ward to hook up to State Street sewer.

1.1 Because of staggared elevations of line on State Street, we might have to run a new line down State Street.

1.2 To see what's under State Street a test pit is needed.

2. Question of roof drainage

3. Marriot line will be discontinued soon. If so, we don't have to bother it.

4. 48" sewer

4.1 How long will it take to clean line? Tom does not know. 3 days?

4.2 Doesn't know how long it will take to gunk up again.

4.3 Doesn't know how clean they can get it. Line's never been cleaned.

4.4 Tom says that any normal cleaning will be picked up by B.W.S.C. Any extra effort will be invoiced to developer.

4.5 Tom says that laser is needed. (not much more expensive)

4.6 Photos - may not need to take photos of every joint.

4.7 Tom says that line will have to be flushed of gasses.

4.8 Tom says that Breggs has no divers. Murphy said that they will send a diver down.

4.9 Atlantic Divers has them. Very Expensive!

4.9.1 How much misalignment could B.W.S.C. live with? Sullivan would have to make determinations based on affect, after the fact.

4.9.2 Gordon suggests that agreement should be based on results of inspection.

5. Gordon outlined that owner will relocate water line through building.

5.1 Tom says it aught to be ductal iron. (cement lined, flexible joint) Gordon should submit proposal for review by B.W.S.C.

5.1.2 Water line, Tom says, should be over gated to avoid flooding.

6. Hydrants: Tom says that we should discuss later. Haley & Aldrich should present plans of existing hydrants.

7. Determination should be made as to loading of circular plaza. (repairs of water line.)

slh

10/21/82
file BWSC

September 29, 1982

PROJECT: Marketplace Center, Boston, Massachusetts

SUBJECT: Boston Water and Sewer Commission Utilities

COPIES TO: Inter-Office-M.C.A.

PRESENT: Boston Water and Sewer Commission: T. Monahan
M.C.A.: E.M. Sullivan
Anderson-Nichols: Gordon Guest

1. Anderson Nichols outlined two possibilities in redirecting the flow of the wooden-sewer. Gordon Guest pointed out that to hook up to the sewer line running from the under artery and State Street intersection down State Street, a test pit would have to be dug. There are no accurate plans of the utilities on State Street. T. Monahan said that because of the varying elevations of the lines, it would be difficult if not impossible.

1.1. The other alternative offered by Anderson-Nichols would be to run a line along the under artery, and down the north side walk of State Street to a Commercial Street hook up.

1.2. With both alternatives, there is the problem of getting around the pile cap, directly south of the man hole starting the redirection. Gordon Guest suggested putting a new manhole located just west of the old one.

2. Boston Water and Sewer pointed out that the line running to the New Marriot Hotel will soon be abandoned, and that Anderson Nichols will be notified as such.

3. Boston Water and Sewer asked about the roof drainage. Anderson-Nichols said that the architects have not yet addressed the subject.

4. Boston Water and Sewer asked for the location of any proposed fire hydrants. Anderson-Nichols pointed out that this subject has not yet been addressed. Boston Water and Sewer asked for a plan of existing fire hydrants. Gordon Guest said that WZMH will send a plan to BW&S.

5. Anderson Nichols outlined the plan for the relocation of the water main through the building.

5.1. BW&S pointed out that the pipe should be cement lined ductile iron with flexible joints.

5.2. BW&S suggested that the water main should be over-gated to avoid flooding.

5.3. BW&S suggested that load limit of the circular, plaza should be reviewed. Because the water main will run under the plaza, Boston Water and Sewer may have to pull heavy trucks in, to service the pipe. BW&S pointed out that because there will be no visible boundary identifying the point at which solid ground ends, and the parking garage begins, therecould be a lot of weight over the garage.

6. M.C.A. asked BW&S how long it would take for them to clean the pipe, once they started,BW&S did not know. They said maybe 3 days.

6.1. BW&S also said that they do not know how long the pipe will stay clear after the cleaning.

6.2. BW&S said that they do not know how well they can clean the pipe.

6.3. Gordon Guest suggested that the inspector may have to inspect the sewer by stages, as BW&S proceeds with the cleaning procedure, if the pipe clogs quickly.

6.4. BW&S pointed out that they will cover the cost of normal cleaning procedure, but that if additional costs are incurred in the interest of the inspection, the cost will be invoiced to MCA.

6.5. BW&S did not say how much misalignment they could live with, but that a determination will be made based on the effect of the misalignment.

6.6. BW&S stated that any agreement made between MCA and BW&S will be made based on the results of the inspection.

Cosentini Associates

CONSULTING ENGINEERS
44 Brattle Street, Cambridge, Mass. 02138
Telephone (617) 876-3830

Associate Partner
R. P. Leber, P. E.

Mechanical Engineer
William Lawrence

Partners
M. A. Mass, P. E.
J. Weisbin, P. E.
D. Michaeli, P. E.
D. Mozur, P. E.
A. Tinfo, P. E.

September 24, 1982

BOSTON WATER & SEWER COMMISSION
10 Post Office Square
Boston, MA 02109

ATTENTION: Mr. Charles Button

Re: Marketplace Center
Our Project No: 8191

Gentlemen:

Enclosed please find two (2) copies of the Sanitary Sewage Study for the above referenced project.

Please review and comment.

Very truly yours,

William Lawrence

pmb

Enclosure

cc Dave Ordorica

SENT 10-6-82

WZMH GROUP, INC.
MARKETPLACE
OCT 27 '82
RM
CL
MJ
DO DDO
JB
FILE

MARKETPLACE CENTER

BOSTON, MASSACHUSETTS

SANITARY SEWER STUDY

SEPTEMBER 24, 1982

ARCHITECTS

WZMH GROUP INC.
Sears Crescent Building
City Hall Plaza
Boston, MA 02108

ENGINEERS

COSENTINI ASSOCIATES
44 Brattle Street
Cambridge, MA 02138

Sertini Associates 44 Brattle Street, Cambridge, Mass. 02138

MARKETPLACE CENTER

SANITARY SEWAGE STUDY

A. Introduction

This report has been prepared with respect to the Boston Water and Sewer Commission's request for a restriction on new sanitary sewage discharges due to existing surcharged conditions.

B. Background

As a result of development over the years, the existing City of Boston combined sewerage system has become surcharged. This has led to sewage overflows being discharge into the harbor.

Preliminary steps are being taken for the design and construction of a new interceptor sewer which will eliminate dry weather overflows into the harbor. However, operation of their system is four to five years away.

With respect to the extended time required for the new system to be built, the Commission and the State's Division of Water Pollution Control have called for an immediate restriction in the quantity of new sewage flows. This restriction while not an outright ban on new sewerage connections does require a reduction in flows so as to minimize peak discharges which contribute to the surcharge conditions.

It has also been determined by previous studies that water elevations within the sewerage system were directly related to tidal actions. Therefore, all discharges from the storage tank should be made at periods of low tide. This will permit two-four hour periods to drain the sewage holding tank.

C. Proposed New Project

The project is a commercial office building of approximately 401,119 square feet plus commercial stores area, museum and parking garage.

D. Estimated Sewage Flow

1. Office Building: 401,119 square feet (gross)

Per Department of Environmental Quality Control, Title 5, sanitary sewage load is estimated at 75 gallons per day per 1000 square feet.

Sewage Load: $\frac{401,119 \text{ sq. ft.} \times 75}{1,000}$

= 30,084 gal/day

2. Commercial Stores: 77,400 square feet

Sewage Load: 77,400 x 0.10 gal/day/square foot

= 7740 gal/day

3. Museum: 5,000 square feet/20 sq. ft. per person = 250 people

250 x 3 GPCD = 750 gal/day

Total Sewage Load:

a.	Office	-	30,084
b.	Stores	-	7,740
c.	Museum	-	750
			38.574 gal/day
	Say	-	39,000 gal/day

For this type occupancy, the sewage flows for the office tower will occur between 8 a.m. and 5 p.m. coinciding with the period when the city sewers will most likely be subject to surcharged conditions.

To overcome this possibility, a sewage holding tank will be provided for this project.

E. Sewage Holding Tank

1. Capacity

Tank must accommodate 8 hour flow between end of low tide period (8 A.M.) and beginning of next low tide period (4 P.M.)

39,000 gal. x 8/9 = 34,667 gal.

Say - 35,000 gallons

(See Sketch Sheet 1 of 1)

F. Pump Capacity

Assuming the end of the 4-hour low tide pumping period occurs at 8 A.M., pump must have sufficient capacity at 4. P.M. to empty tank in 4-hours and peak flow from building for one hour (4 P.M. to 5 P.M.).

Building Load: 39,000 GPD/9 x 60 = 72 GPM Average
72 x 2 = 144 GPM Peak Flow

Tank Emptying: 36,000/4 x 60 = 150 GPM

Combined Load: 294 GPM Say - 300 GPM Minimum

Select pump capable of discharge 300 gallons per minute

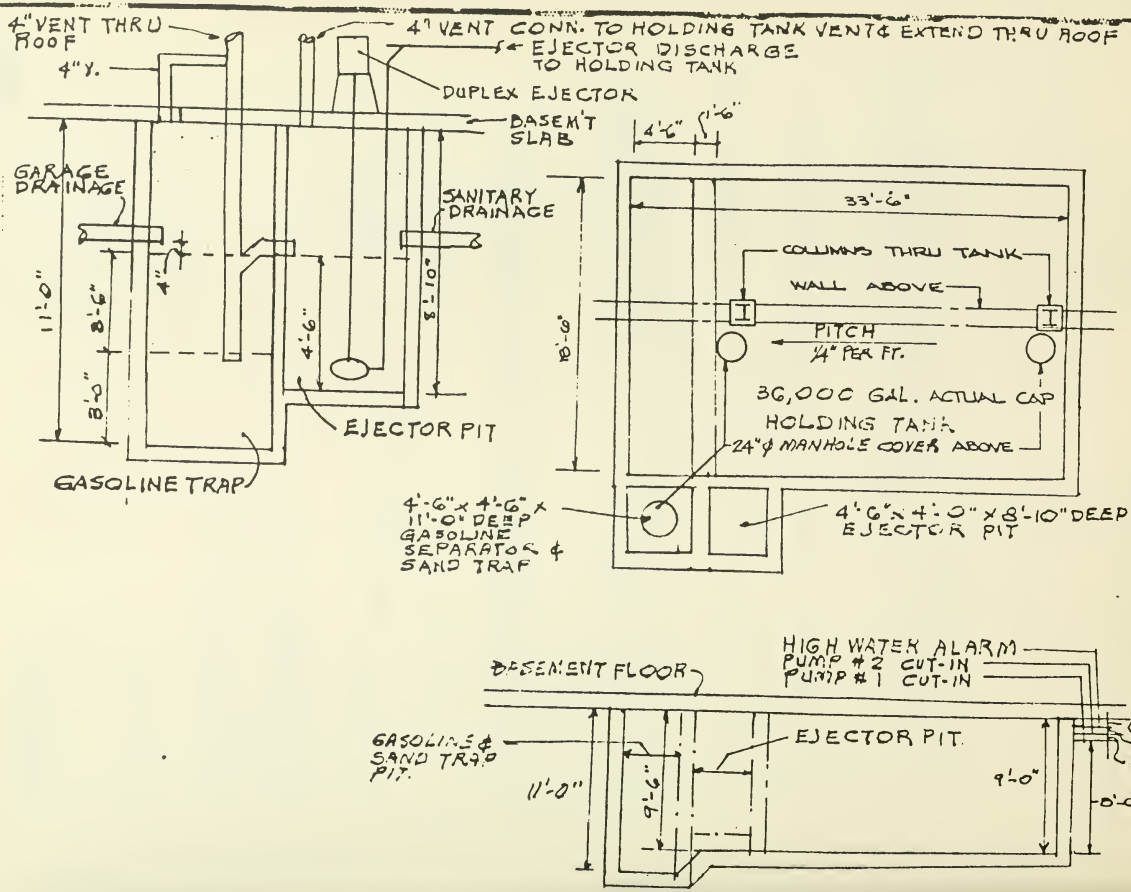
G. Summary

Sewage wastes will be collected in the storage reservoir and ejector pumps will be provided so as to discharge the sewer wastes into the public sewer system. Pumped discharges from the tank will be sequenced to pump out during periods of low tide. A programmable tide clock controller will be sequenced with basic tide program for the Boston Area to provide the proper sequence of sewage discharges.

As indicated on the attached Sketch, the tank is located below the basement floor. Sewage wastes will be discharge into the existing 48" sanitary sewer on the property west of the building. See Sk-U1.

As indicated, we propose to discharge all wastes during the two-four hour low tide periods at a pumped discharge rate of 300 gallons per minute.

Pumps will be Marlow Trash-Hog II self-priming units or Gorman-Rupp, Flygt equal. Units capable of pumping unscreened raw sewage and passing 3" solids. Units will be belt driven at 1150 RPM.



SHEET NO 1 OF 1
JOB NO 8191
DATE 1/22/52
SUBJECT MARKET PLACE HOLDING TANK.
DATE

Boston Water and Sewer Commission

10 Post Office Square
Boston, Massachusetts 02109
617-426-6046

LATE COMMENT

RECEIVED
AUG 31 1982
OFFICE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS

August 31, 1982

Secretary John Bewick
Executive Office of Environmental Affairs
Leverett Saltonstall Building
100 Cambridge Street - 20th Floor
Boston, MA. 02202

ATT: MEPA Unit

RECEIVED
SEP 3 1982
SASAKI ASSOCIATES, INC.
By

RE: Marketplace Center - EOEA File No. 4389
BWSC No. 82-49S

Dear Secretary Bewick:

The Boston Water and Sewer Commission's Engineering Department has reviewed the Draft EIR for the Marketplace Center, prepared by Sasaki Assoc., Inc. and offers the following comments relative to the impact on our facilities.

As noted on page 33 of the report, the Boston Water and Sewer Commission maintains a 48 inch sewer, a 54 inch storm drain and a 24 inch high service water main within the property of the Marketplace Center. In addition, a wooden storm drain, which runs through a BWSC easement in the area of former Commerce Street, serves as the only outlet for storm water for several catch basins serving the Expressway drainage area.

A single High Pressure Fire Service hydrant is also within the site limits. In addition, there are several service laterals (water and sewer) installed under BRA Contract J-1, laying within the site.

Representatives of the developer have had several meetings with BWSC relative to the proposed support, protection and/or relocation of our facilities.

Several methods of protection for the 48 inch sewer and 54 inch storm drain have been proposed, however, none has been approved. It should be noted that the 48 inch sewer is the major interceptor through which all sewage which is generated from the Quincy Market area up to the Charlestown Bridge is transported to the MDC system.

Any disruption of this important pipe line will cause major sewage backups resulting in dry weather overflows into Boston Harbor.

A new drain must also be constructed to replace the existing wooden storm drain to serve the Expressway drainage.

The relocation and protection of our facilities is a difficult and important task and should be now addressed specifically in the EIR.

If you have any questions, please feel free to call.

Very truly yours,

John P. Sullivan, Jr., P.E.
Director of Engineering

JPS/lam

Job No. 3992

Page 1 of 4

MARKETPLACE CENTER

DESIGN

PROJECT MEMORANDUM NO. 13

Date August 24, 1982

From R. K. Oro

ANCo Distribution:

ADMINISTRATION	Department Head	JOB CAPTAIN
W. Daniell		J. Poirier
R. McGillicuddy	H. Wilcox	
S. Hassell	L. Tarlow	
H. Spicer		
G. Guest		

Owner:

James F. Sullivan - Marketplace Center

ARCHITECT:

D. D. Ordorica - WZMH Group

SUBJECT: Meeting with Boston Water and Sewer Commission, Haley and Aldrich, owner and architect to discuss the Commission's requirements and review the construction and inspection procedures relating to the 48" sewer and 54" storm drainage line.

Date and Place

Wednesday, August 18, 1982, at 2:00 at 10 Post Office Square

In Attendance

J. Sullivan	Marketplace Center
M. Sullivan	Marketplace Center
J. Dobie	Marketplace Center
B. Cameron	Marketplace Center
C. Button	Boston Water and Sewer Commission
J. S. Sullivan	Boston Water and Sewer Commission
D. Ordorica	WZMH
T. Lin	Haley and Aldrich
J. Dugan	Haley and Aldrich
G. Guest	ANCo
R. Oro	ANCo

Purpose of Meeting

The purpose of this meeting was to bring the Boston Water and Sewer Commission up to date on the project and proposed construction procedures to protect the existing 48" sewer and 54" drain. Also to discuss the relocation of the existing 24" high pressure water line.

Discussion

A twenty scale survey plan indicating all utility locations and the building foundation outline was displayed for purposes of discussion.

1. Pile Driving Concerns

Mr. Guest began the meeting by reviewing the project's progress as far as the concepts of utility relocation and protection are concerned. Mr. Guest pointed out that the developer shares the concern of the Commission regarding movement of the existing sewer and drain lines. This meeting is necessary so that some parameter may be drawn.

Mr. Lin of Haley and Aldrich described the pile driving technique which will be to pre-auger to a depth of approximately 70 feet each pile in the affected area to minimize ground movement. Mr. Lin assured the Commission

that after reviewing the latest data and from past experiences on similar jobs, a disturbance of approximately one inch could be realized in the existing lines after settlement occurs.

Mr. Button of the Boston Water and Sewer Commission responded that since the existing sewer line has a very slight slope that even one inch difference in grade may cause restriction in design flow. Research of the design figures will be made by the Commission and the findings will determine how much, if any, horizontal movement will be acceptable.

2. Inspection and Monitoring

Mr. Guest said that bids for the inspection of the sewer and drain were expected at any day. The inspection of the drain line does not seem to pose any problems since it is subject to tidal flow only and at low tide inspection should be quite standard. The sewer inspection is quite another matter however. Mr. Guest pointed out that the sewer line contains grease, waste material, and silt. Under conditions such as this inspection would be quite impossible. The Commission agreed to help clean the system as much as possible and would coordinate the work with the inspection contractor. A meeting between the Commission and the inspection contractor will be made as soon as the inspection contractor is signed on. Timing of the inspection to avoid peak usage is also important.

Weekend nights at low tide was decided to be the most desirable. Monitoring devices are to be placed on the sewer and drain lines so that during construction any significant movement can be detected.

3. Contingency Plans to Prevent Damage

Mr. Sullivan of the Boston Water and Sewer Commission mentioned that he would like to see some sort of plan that could be implemented if damaging movement starts to take place. Mr. Guest suggested that supports may be incorporated and tied to the piles to support the lines. Mr. Lin agreed to this solution but only as a back-up plan.

4. Legal Documents

The Commission would like to have a written description from the developer on construction procedures and plans of the pile and pile cap locations in respect to the sewer and drain lines. Legal documents from the Copley Place Project will be furnished to the developer to be used as a guide in preparing the plans and legal agreements between the Commission and the developer. Hopefully, a mutual agreement can be made within a reasonable amount of time. It was made clear several times that the Commission will reserve the right to enter the owner's building at any time to repair any severely damaged line.

5. Water Relocation

Since the piles and pile caps have been laid out on plans, it seems that the previously planned relocation of the 24" high pressure water line is now unfeasible and relocation is now proposed through the building's basement along the west wall. It was suggested by the Commission that the water pipe inside the garage area be hidden from view by a false wall. Other than that, the Commission had no other comments or problems with this relocation proposal.

6. Summary

A written description and sketch plans of the intent of the construction procedures and contingency plans in case of problems with the sewer and drain lines are important to the Commission. Without these, the Commission has nothing to base their approval or disapproval. The architect is to package this information from the different consultants and present it to the Commission.

Meeting ended at 4:15

MARKETPLACE CENTER

DESIGN

PROJECT MEMORANDUM NO. 12

Date August 5, 1982

From G. F. Guest

ANCo Distribution:

ADMINISTRATION	Department Head	JOB CAPTAIN
W. Daniell		J. Poirier
R. McGillicuddy	H. Wilcox	R. Oro
S. Hassell	L. Tarlow	
H. Spicer		

Owner:

[redacted] - Market Place Center

ARCHITECT:

D. D. Ordorica - WZMH Group

SUBJECT: Meeting with engineers and owner to review foundation construction program and possible impact on utilities.

Date and Place

Friday July 30, 1982 at 10:00 a.m. at 189 State Street.

In Attendance

J. Sullivan	Marketplace Center
M. Sullivan	Marketplace Center
J. Dobie	Marketplace Center
B. Cameron	Marketplace Center
R. Manning	WZMH
C. Lee	WZMH
D. Ordorica	WZMH
T. Lin	Haley & Aldrich
J. Dugan	Haley & Aldrich
S. Lew	Weidlinger
W. Daniell	ANCo
G. Guest	ANCo

Purpose of Meeting

Discuss foundation pile driving and impact on utilities.

Discussion

A very detailed discussion of pile driving and impact on area utilities was made by Mr. Lin.

In summary Mr. Lin could not state that piles could be driven without some resulting impact upon the 48" sewer line and 54" storm drain line.

He recommended that following foundation construction, the sewer and storm drain lines be realigned if necessary. Estimated cost for this work by H&A is $150,000±.

An in depth report of Mr. Lin's discussion is assumed the responsibility of others.

Meeting ended at 12:15 p.m.

GFG/cmc

original to Architect file

Job No. 3992

MARKETPLACE CENTER

DESIGN

PROJECT MEMORANDUM NO. 11

Date August 5, 1982

From G. F. Guest

ANCo Distribution:

ADMINISTRATION	Department Head	JOB CAPTAIN
W. Daniell		J. Poirier
R. McGillicuddy	H. Wilcox	R. Oro
S. Hassell	L. Tarlow	
H. Spicer		

Owner:

[redacted] Sullivan – Market Place Center

ARCHITECT:

D. D. Ordorica – WZMH Group

SUBJECT: Report of meeting with Messrs. Sullivan and Dobie - Boston Sewer and Water Commission Utilities

Date and Place

Monday, July 26, 1982 at the office of Mr. James Sullivan, 189 State Street.

In Attendance

J. Sullivan	Marketplace Center
J. Dobie	Marketplace Center
W. Daniell	ANCo
G. Guest	ANCo

Purpose of Meeting

Brief Messrs. Sullivan and Dobie on the possibility of movement of the 48" and 54" utility lines and the need to establish a construction program with the Boston Sewer and Water Commission.

Discussion

Messrs. Sullivan and Dobie were briefed on the discussion of July 23, with Mr. John Sullivan of the Boston Sewer and Water Commission. The following statements for the most part, summarize the discussion.

1. No movement of the 48" sewer and 54" storm drain lines will be allowed.

2. Upon completion of the project Boston Sewer and Water wants access to all sections of the lines at all times. (Mr. Sullivan, B.S.&W.) stated at the meeting of 7/23 that they would gain access to these lines through the structural floor slab of the building.

We explained to Mr. James Sullivan that it was considered impossible to drive 14" square concrete piles for the foundation without disturbing utilities.

In addition, it has always been assumed that access through manholes for the purpose of repair and maintenance was acceptable.

Boston Sewer and Water Commission's letter of May 25, 1982 to Mr. Samuel G. Mygott by John P. Sullivan, Jr. makes the following statement:

"The proposed buildings are located on top of two important utilities (48" sanitary sewer and 54" storm drain). The

friction pile alignment will have to provide adequate clearance with these lines. It shall be mandatory during construction operations to observe for settlement or disruption of any kind with these lines. Strategic access manholes will be required to facilitate maintenance and repair."

ANCo recommends further discussion with the Marketplace Center engineers followed with a meeting with Boston Sewer and Water Commission to formulate a construction and utility maintenance plan agreeable to all parties.

We discussed placing these lines in a utility tunnel which would be very expensive. A tunnel is proposed for the 24" water line and a 5'x5' box was judged to be too small by Boston Sewer and Water Commission.

Mr. Sullivan asked if we would look at placing the water line inside the garage against the westerly wall.

We suggested that the 48" & 54" utility lines could be realigned, if necessary, some time after all foundation work was completed.

The building construction program must be allowed to proceed on a schedule free of the possibility of a work stoppage.

Meeting ended at 6:00 p.m.

GFG/cmc

Job . 3992

Page 1 of 3

MARKETPLACE CENTER

DESIGN

PROJECT MEMORANDUM NO. 10

Date August 4, 1982

From G. F. Guest

ANCo Distribution:

ADMINISTRATION	Department Head	JOB CAPTAIN
W. Daniell		J. Poirier
R. McGillicuddy	H. Wilcox	R. Oro
S. Hassell	L. Tarlow	
H. Spicer		

Owner:

[redacted] - Market Place Center

J. Sullivan & T.E. Monahan - Boston Sewer and Water Commission

ARCHITECT:

D. D. Ordorica - WZMH Group

SUBJECT: Project Meeting with representatives of Boston Sewer and Water Commission

Date and Place

Friday July 23, 1982 at the office of WZMH at 2:00 p.m.

In Attendance

J.S. Sullivan	Boston Sewer and Water Commission
D.D. Ordorica	WZMH
J. Dugan	Haley & Aldrich
S. Varge	Weidlinger
S. Lew	Weidlinger
G.F. Guest	Anderson-Nichols

Purpose of Meeting

The purpose of this meeting was to discuss the impacts on the 48" and 54" sewer and storm drain line by the driving of building foundation piles.

Discussion

Twenty scale survey map and 20 scale foundation plan with major utilities shown was displayed for purposes of discussion.

Mr. Dugan described the pile driving program - 14" square precast concrete piles driven to refusal - piles would be pre-augered into position - Mr. Dugan advised that there could be ground movement 100 feet away from the pile locations - there is no way to predict where or how much ground movement will take place. The two major lines through this site, 48" sewer and 54" storm drain line, would in all probability be impacted. No guarantee could be made that they would not move.

John Sullivan stated that Boston Sewer and Water Commission wanted access to their lines at all times. If something happened to the lines after the building was constructed they would want access to the lines through the structural slab where commercial shops would be located.

This idea would not be acceptable to the developer - it has been assume that access manholes would be adequate for maintenance and repair.

Mr. Sullivan noted that on other projects utilities were placed within utility tunnels. We advised that we had planned to place the 24" water service in a 5'x5' box in the area where the water line passes under the low rise structural slab. Mr. Sullivan stated that a 5'x5' box for a 24" waterline was a little small. Utility tunnels should be large enough to remove a section of damaged utility.

A utility tunnel large enough to accomodate 48"x54" lines would be very large and very expensive to construct.

At the close of the meeting the writer and Mr. Ordorica discussed the problem of maintaining the utilities during construction. It would be very difficult if not impossible, to maintain the elevations of the sewer and water lines during construction. Access to the utilities through the floor slab after construction is difficult to accept.

It would be reasonable to adjust the utilities to line and grade after the construction of the foundation if they were missaligned.

The Developer must have a better understanding of the utility problem with an agreement of how utility lines will be maintained during and after construction.

Mr. Ordorica will make arrangements to meet with the Developer to review the utility program.

GFG/cmc

Original in And file

Job No. 3992

Page 1 of 4

MARKETPLACE CENTER

DESIGN

PROJECT MEMORANDUM NO. 9

Date July 14, 1982

From G. F. Guest

ANCo Distribution:

ADMINISTRATION	Department Head	JOB CAPTAIN
W. Daniell		J. Poirier
		R. Oro
R. McGillicuddy	H. Wilcox	
S. Hassell	L. Tarlow	
H. Spicer		

Owner:

~~James F. Sullivan~~ - Market Place Center

T. E. Monahan - Boston Sewer & Water Commission

ARCHITECT:

D. D. Ordorica - WZMH Group

SUBJECT: Meeting with Representatives of Boston Sewer & Water Commission.

DATE & PLACE:

Tuesday, July 13, 1982, at the office of the Boston Sewer & Water Commission at 2:00 P.M.

IN ATTENDANCE:

T. E. Monahan - Boston Sewer & Water Commission, Division Engineer
S. Shea - Boston Sewer & Water Commission
R. K. Oro - Anderson-Nichols
G. F. Guest - Anderson-Nichols

PURPOSE OF MEETING:

To discuss disposition of water, storm drainage and sanitary sewer lines within the project parcel.

DISCUSSION:

Color coded copies of the survey plan and a plan at scale 1" = 20'; showing major utilities and structural support systems were displayed for purposes of discussion.

1. Structural Support System

A discussion of the structural support system evolved around the 20 scale plan prepared for the meeting and the WZMH Structural Support Sketch of 6/1/82. Mr. Monahan did make note of the large number of piles that would be located between the 48" & 54" Ø utility lines and Commercial Street.

We also made note of the relationship of the proposed pile cap to the 54" Ø storm drain line.

Mr. Monahan did not object to the proposed designs but did remind us that under the terms of the agreement that would be drawn between the Boston Sewer and Water Commission, and the Developer; whereby the Developer would be responsible for any damage to B.S.& W. lines and if the lines were damaged and could not be repaired, due to lack of access, the Developer could be called upon to bear the cost for relocation.

Mr. Monahan expressed concern in maintaining the elevations of the lines, noting that they could be subject to misalignment due to rebound of the underlying clay soils even though the piles would be augered into place before being driven into ultimate position.

The discussion did get around to the relocation of the 54" and 48" Ø lines into an expanded garage area. We advised that this proposal had not been too seriously considered because of the apparent heavy cost in both construction and handling of flows.

We requested flow data for both lines so that we might take another look at their possible relocation.

2. Structural Support System

There are conflicts with both existing and proposed utilities between Commercial Street and the Westerly foundation wall. From the proposed "walkway" to State Street, the relocated water line must be located within a utility tunnel and there appears to be numerous conflicts with pile caps, etc. with 54" and 48" Ø pipes and manholes. The structural support system must be plotted on the 20 scale survey plan with proposed utility relocations shown.

3. Miscellaneous Site, Sewer, Water and Storm Drain Lines

We were advised that all service lines within the site have been abandoned and the service lines can be cut off, capped, or plugged, close to the main utility and removed.

4. Wood Sewer Line

We were also advised that the 5' x 8' wood combination sewer line can be removed. However, we did question the possibility that storm drainage from the Central Artery could be discharging into the line. B.S.& W. staff will make a further check.

5. Proposed M.H. Location

Mr. Monahan requested that the proposed storm drain M.H. in Commercial Street be relocated about 30' in the direction of State Street. This would eliminate a bend in the proposed line where it connects to the existing line.

6. Releases

Mr. Monahan reminded us that releases from the B.S. & W. Commission would be required for the inspection of the 48" and 54" Ø pipes.

7. High Service Hydrants

Two new high service hydrants were suggested, one at State Street and the Central Artery and one at the Central Artery in the area of Clinton Street.

8. Gate Valves

We were told that 24" butterfly valves could be used on line for the relocated 24" water line instead of gate valves with by-passes.

The meeting ended about 4:00 P.M.

rb

WZMH Group Inc.

BWSC

Transmittal

Architects & Planners

Sears Crescent Building
Fourth Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Date June 29, 1982

Project Marketplace Center

Project No. 1786

To Marketplace Center
189 State Street
Boston, MA 02109

Attention J.F. Sullivan, Esq

Please find the following enclosed.

Sent via Hand Delivered

Quantity	Date	Item
1	5-25-82	BWSC Letter Re: Review of Plans
1	5-27-82	BG Letter Re: Reloc. 30" Gas Main Value on Commerical St.
1	6-10-82	MBTA Letter Re: Marketplace Center
.1	6-17-82	NETT Letter Re: Relocation of Duct and Costs.

CC: H. Johnson

David D. Ordorica
WZMH Group Inc., Architects

Please notify us at once if enclosures are not as transmitted above.

D-10 Chatham St - Market Place Center

MARKET PLACE CENTER

JUN 10 1982

RECEIVED

UTILITY RELOCATION AND COMPARATIVE COST ESTIMATE

PREPARED FOR WZMS

The purpose of this Report is to provide comparative cost estiates for the adjustment or relocation of major utilities within the Developers Parcel.

Sewer & Drain

A 54 inch R.C.P. drain line and a 48 inch R.C.P. sewer line, constructed in 1975, crosses the westerly side of the site. Manholes at approximately 120 feet north of State Street could have the rims and covers removed and sealed provided the laterals leading to them be plugged and relocated in Commercial Street.

The relocated drain line will begin just west of the existing sewer manhole at the east end of Chatham Street. At this point the existing drain line (18" R.C.P.) will be intercepted by a new 18" R.C.P. running in a northeasterly direction in Commercial Street for approximately 30 feet. At this point a new drain manhole will be constructed. From this new drain manhole a new 18" R.C.P. will be constructed in Commercial Street and extend to the existing drain manhole opposite South Market Street, a distance of about 125 feet. The estimated cost of this relocation is about $13,400.00.

The relocated sewer line will begin at the existing sewer manhole at the east end of Chatham Street. From this point a 12" V.C.P. line will be constructed northerly in Commercial Street intercepting the existing sewer line from South Market Street. At this point a new sewer manhole will be constructed to tie ito this existing line. The estimated cost of this sewer relocation is approximatey $16,200.00.

24" Water - H.P.

The existing 24" H.P. water line as it now exists crosses the site between the 48 inch sewer and Commercial Street. This line will have to be replaced. At a point approximately 20 feet from the southern property line in State Street a new 24" gate valve with a 6" by pass and manhole will be constructed. From this point a precast concrete box section (5' x 5') will be set in a trench for the length of structural slab supporting the three level portion of the building, a distance of about 215 feet. This tunnel will contain the new 24 inch water line. At the end of this structure an access will be provided for maintenance purposes. The new water line then proceeds under the open plaza area at the same alignment for approximately 110 feet to a 45 degree bend toward Commercial Street; thence approximately 50 feet where another 45 degree bend will be constructed to bring the alignment parallel with Commercial Street. About 100 feet of the new line would be constructed in Commercial Street where it would be connected to the existing water pipe. A new 24" gate valve with a 6" bypass

will be constructed on this end of the new alignment as well. The 5' x 5' precast box section with pipe and gate valve is about $78,700 with remaining section at about $35,700. Total cost of the water line relocation is about $114,400.

Steam

The 16" steam line poses the most problems in relocation and because of this, a number of alignments and construction procedures were investigated.

1. The most direct route is along the approximate existing alignment which is just south of the Walkway To The Sea. Under this proposal the relocation would begin about 15 feet west of the Commercial Street side property line. The section of steam line located within the plaza area would be constructed in accordance with Boston Edison standard construction; 16" schedule 30 pipe with 4" to 4-1/2" insulation encased with 4" of concrete. The finished section is approximately 32" to 34" square. The proposed line within the building will consist of 16 inch schedule 30 steel pipe with 4-1/2 inches of insulation and a metal jacket. The steam line within the underground parking garage will be suspended from the roof with pipe roll hangers. These hangers will be spaced every 10 feet.

   The structural connections to fasten the hangers in the slab will be designed by the structural consultant. Loads

for the proposed steam line is estimated at about 124 lb. per L.F. The length of run through the garage is about 120 feet. After exiting the garage the proposed line will tie into the existing steam manhole in the road below the expressway. Cost for this relocation is broken into segments:

A/ Cut and cover (trench) which amounts to about $21,000.

B/ Cut and cover with encasement, estimated at about $42,000.

C/ Hanging from the structural slab, estimated at about $30,000.

The total cost of this relocation is approximately $93,000.

2. The second proposed horizontal alignment for the steam line would be along the same alignment as the previous one but instead of hanging the line from the roof slab it would be placed below the floor slab of the garage. There are a few problems which arise from this concept. Since the line will be well below the tidal elevation, dewatering during excavation as well as when the line is in use becomes a major task. The steam line would be housed within a concrete box section similar to the one used for the water line. A manhole with a sump pump will have to be installed

at the midpoint of the tunnel. A design to keep the tunnel from rising due to flotation tendency would have to be addressed. Along with the water problem there is a high temperature factor due to the enclosure of the pipe. The precast tunnel and sump pump must be able to withstand very high temperatures.

Test pits and soils analysis have to be completed before exact conditions are to be known. With these factors in mind an estimate of about $89,750 for the tunnel section has been developed. Together with the unit cost from alignment No. 1, the total cost of this relocation is approximately $145,750 (Note: The $145,750 cost does not include dewatering, extra depth trench and the tie down system).

3. The third alternate alignment for the steam line follows the interior wall around the parking area along the north section to a point where it would exit through the wall to the existing steam manhole. Brackets would be attached to the sides of the wall for support. A length of approximately 380 feet would be along the wall. The cost of this alignment would be approximately 158,000 dollars.

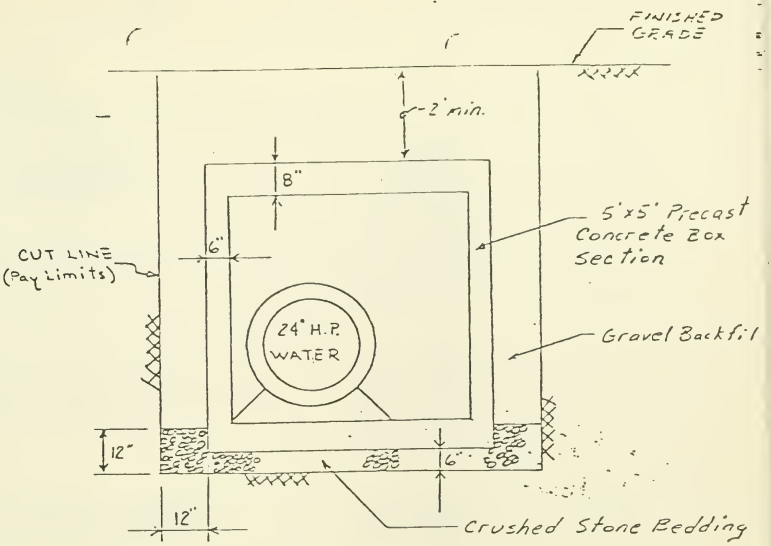
4. The fourth alternative is a modified alignment of the third. The steam line would continue on the same line along the north wall and penetrate into the street under

the expressway into a proposed steam manhole, from this manhole the line would then proceed to the existing steam manhole, approximately 175 feet south, to complete the relocation. The cost of the relocation is estimated to be at about $233,400.

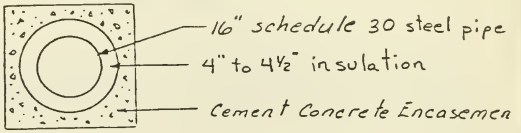
5. The fifth and final workable alignment consists of a completely underground alignment from Commercial Street proceeding northerly up Commercial Street and then cutting across the northerly section of the parcel to the street below the expressway. The line will then follow this street southerly until the connection is made to the existing manhole. Three new steam manholes will be required, one at the existing line connection and one at each angle of alignment. The approximate cost for this alignment is $355,750 (Note: Some money and time may be saved if the relocated steam line could be installed adjacent to the outside foundation wall along the Artery Roadway).

Telephone

With all possible effort the telephone duct line located in the northern section of the parcel will be uneffected. If this cannot be done a cost of relocation to the north and a cost to incorporate the duct bank into the structural slab is being drafted by the Telephone Co. engineers.



Precast Concrete Box Section for 24" H.P. Water



Steam Pipe Detail

Cost Summary

The cost summary is broken down as follows:

Water relocation	$114,400
Sewer relocation	16,200
Drain relocation	13,400
	$144,000-
Steam (Alignment 1)	93,000-
	$237,000-
Water, Sewer & Drain	$144,000-
Steam (Alignment 2)	145,750-
	$289,750-
Water, Sewer, & Drain	$144,000-
Steam (Alignment 3)	158,000-
	$302,000-
Water, Sewer, & Drain	$144,000-
Steam (Alignment 4)	233,400-
	$377,400-
Water, Sewer, & Drain	$144,000-
Steam (Alignment 5)	355,750-
	$499,750-

It is to be noted that a 15% contingency factor should be added to all the totals above and that these costs reflect a 1982 pricing index. This report only addresses the major utilities and further cost for minor utility relocation or abandonment is to be developed.

Boston Water and
Sewer Commission

10 Post Office Square
Boston, Massachusetts 02109
617-426-6046

D-10 OFFICE
WATER & SEWER

May 25, 1982

Samuel G. Mygatt
Director, M.E.P.E. Unit
Executive Office of Environmental Affairs
100 Cambridge Street
Boston, Massachusetts 02202

RECEIVED
JUN - 9 1982
OFFICE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS

RE: E.O.E.A. No. 4389
Review of Plans for
Marketplace Center,
Boston, Mass.

Dear Sir:

The preliminary plans for the subject project have been reviewed and discussed in a meeting held on April 8, 1982 at the Linderman Center.

The proposed buildings will cover an area in which we have a 24" water transmission line, a 54" storm drain, a 48" sanitary sewer and some miscellaneous services. At this time, no provisions have been made to protect or relocate these lines. A holding tank has been proposed for sewage flows.

Our review comments on the drawings are as follows:

1. Relocate the 24" water line or provide access under buildings.

2. Provide details of holding tank along with pumping rates and schedules.

3. The proposed buildings are located on top of two important utilities (48" sanitary sewer and 54" storm drain). The friction pile alignment will have to provide adequate clearance with these lines. It shall be mandatory during construction operations to observe for settlement or disruption of any kind with these lines. Strategic access manholes will be required to facilitate maintenance and repair.

If you have any questions or comments, contact us at any time.

ZMH GROUP, INC.
MARKETPLACE
JUN 21 '82

RM	
CL	
MJ	
DO	
JB	
FILE	

Sincerely,

John P. Sullivan, Jr., P.E.
Director of Engineering

JPS/WF/SS

original for Ind. file

MARKETPLACE CENTER

DESIGN

PROJECT MEMORANDUM NO. 4

Date May 24, 1982

From G. F. Guest

ANCo Distribution:

ADMINISTRATION	DEPARTMENT HEAD	JOB CAPTAIN
W. Daniell		J. Poirier
R. McGillicuddy	H. Wilcox	R. Oro
S. Hassell	L. Tarlow	
H. Spicer		

OWNER:

~~James F. Sullivan~~ - Market Place Center

T. E. Monahan - Boston Sewer & Water Commission

ARCHITECT:

D. D. Ordorica - WZMH Group

SUBJECT: Meetings with representatives of Boston Sewer & Water Commission and New England Telephone to discuss relocation of utility lines within the parcel area.

To:	File	Date:	May 24, 1982
Copies for:	See Distribution List	Client:	James F. Sullivan
From:	G. F. Guest	Division:	Transportation
Subject:	Marketplace Center Site & Utility Work Report of Meetings	Job Number:	#3992

Date and Place

Thursday, May 20, 1982, at the office of WZMH Group, Sears Crescent Building at 2:30 P.M.

In Attendance

First Meeting - Boston Sewer & Water Commission

D. D. Ordorica - WZMH Group
T. E. Monahan - Boston Sewer & Water Commission - Dvision Engineer
R. K. Oro - ANCo
G. F. Guest - ANCo

Second Meeting - New England Telephone

D. D. Ordorica - WZMH Group
T. V. Chisholm - NET - Manager Outside Plant
M. J. Fabiano Jr. - NET
R. K. Oro - ANCo
G. F. Guest - ANCo

Purpose of Meeting

To discuss relocation of utilities within developers parcel and discuss options to relocation.

Discussion

The meeting was opened with a general description of the project as presently structured - a model of the project was displayed and referred to during the discussions. The survey plan was used as the basis of discussion.

Boston Sewer & Water Commission

1. 54 "RCP Drain -- 48" R.C.P. Sewer

   a. The storm drain and sanitary sewer line will be protected with a line of steel sheet piling driven along the easterly side of these lines, and along the existing trench wall. As-built plans do not show any trench wall support systems left in place. Driving steel sheeting along the trench wall can be accomplished with a minimum of resistance. Existing utilities should not be disturbed.

   b. Settlement Platforms

      Settlement platforms should be installed directly on top of the 48" and 54" pipes to record any settlement of these lines during construction. The soils engineer should determine number and method of installation.

   c. Inspection

      ANCo will identify contractors and determine a cost for an inspection of the sewer and drain lines. Inspection, ideally, will involve a walk through with photographs. (In a subsequent telephone conversation with Mr. Sullivan, he requested that we ask Boston Sewer and Water Commission if they would perform the inspection.)

   d. Manholes

      On site and opposite of Chatham Street may be sealed provided the lines going in to them from Chatham Street can be relocated in Commercial Street where they would be connected to the South Market Street lines leading to the main drains. Cost estimates will be prepared by ANCo to compare with costs for providing a room around the manholes within the proposed building.

      Access to the manholes, if maintained, must be such that they can be reached by a Boston Sewer and Water Commission service vehicle. Mr. Ordorica requested that we provide a minimum vehicle turning radius so provision can be made to accomodate a Boston Sewer and Water Commission service vehicle and allow passage of a service tractor to the garbage compaction area within the building.

      It was pointed out by the writer that service for large lines such as these, is very infrequent, perhaps once a year and then usually for a short period of time.

A room constructed around the manholes could also be used for other purposes.

2. 24" High Pressure Water Line

The 24" high pressure water line must be relocated from under the building slab or replaced in about the same area. Replacement would consist of:

a. A new mechanical joint pipe located within a concrete tunnel with access points at State Street, the Walk Area and at the point where the water line leaves the building slab and enters Commercial Street.

b. Or a new mechanical joint pipe installed inside a steel sleeve. Access points would be provided as described above. This type of installation would cost less than a concrete tunnel, but restricts access and is not quickly accepted by Boston Sewer and Water Commission.

c. Relocation will involve the abandonment of the existing line with the construction of a new line in Commercial Street. Constructing a 24" water line in Commercial would be a very slow and expensive project.

The advantage appears to be with placing a new line within a utility tunnel. The tunnel would be constructed of precast concrete sections quickly placed into position and bolted together. Construction would be very efficient and accomplished in a short period of time and Boston Sewer and Water Commission people would have easy access at all times.

3. Hydrants

A high service layout at the south east of Commercial Street at State Street would be relocated. Mr. Monahan recommends the installation of additional high service hydrants.

4. Relocated Water Lines

Mr. Monahan asked that corrosion control measures be included in the construction of new water lines.

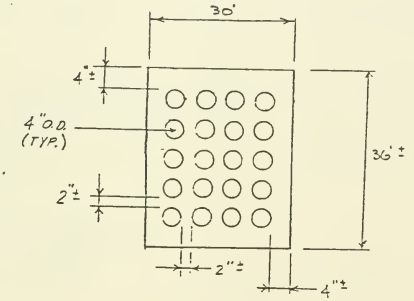
5. Miscellaneous Sewer & Water Lines

There are a number of sewer and water lines within the site that must be further identified for relocation or abandonment. We will show on the survey plan the ultimate disposition of every line.

6. Building foundation and utility wall support system will be developed by W.Z.M.H. for submission to Boston Sewer and Water Commission. A cross section through the site will show foundation, wall support system and all utilities, existing and relocated. Input by ANCo will be required.

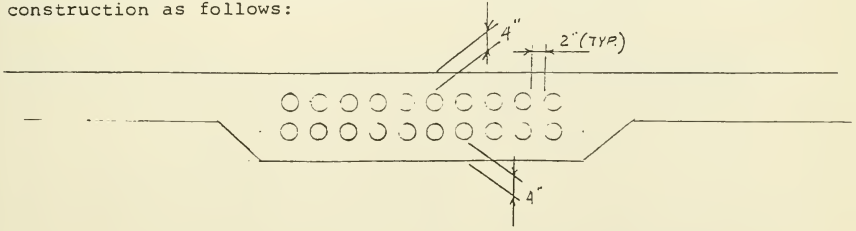
New England Telephone

New England Telephone has one 20-4" duct-bank located on the north end of the site and with some small adjustment in the location of the building slab, this duct can be missed. The duct bank has the configuration as shown below.



TELE. CONDUIT SECTION

If the building slab can not be adjusted to avoid conflict the ducts, with 16 cables can be reorganized and incorporated in to the slab construction as follows:



ANCo will develop details for duct bank protection devices to be used during construction if the existing location can be avoided.

Mr. Ordorica will consider slab and/or foundation wall adjustment to avoid conflict with this duct system.

Meeting ended at 4:30 PM

Tasks by W.Z.M.H.

1. Prepare plans and sections to be submitted to Boston Sewer and Water Commission showing building foundation wall, structural support system, structural slab and all utilities. Input by ANCo.

2. Have soils engineer determine number and method of installation for settlement platforms to be installed directly over 48" and 54" utility lines. Installation should be by the contractor prior to the start of construction.

3. Write letter to Boston Edison Steam advising them of the project, identify their rights to occupy a position within the streets. Letter should be by the B.R.A. to Mr. Lawrence Tuck.

4. Write letter to M.B.T.A. advising them of the project - address letter to:

   Mr. Donald F. Burns
   Project Manager
   Massachusetts Bay Transit Authority
   500 Arborway
   Jamaica Plain, Massachusetts 02130

   Letter should be by the Developer or WZMH

5. Have survey plan completed - Provide ANCo with reproducable copy. We will then distribute to utility companies.

Tasks by ANCo

Water line - 24" H.P. - develop cost estimate for line relocated in Commercial Street, in a utility tunnel on site and under the slab, relocation of a portion of the line from State Street to point where line is parallel to property line.

Relocate H.S. hydrants and provide new H.S. hydrants.

Sanitary Sewer and Storm Drainage Lines

Prepare cost estimates to relocate sewer and storm drainage lines extending from Chatham Street to M.H.s over 48" and 54" R.C.P.'s.

New line will intersect Chatham Street lines in Commercial Street, extend northerly in Commercial to intersect lines extending from South Market to 48" sewer and 54" storm lines. These costs are to be compared to costs for providing access to MH's within building area. Provide WZMH with minimum vehicle turning and parking requirements for Boston Sewer and Water maintenance vehicle.

Boston Edison Steam Line

Provide the following cost estimates:

1. Locate line directly through building and hang from ceiling.

2. Locate line around northerly inside parameter of foundation wall - hang line on wall.

3. Relocate line around northerly outside parameter of wall from Commercial Street to Boston Edison steam manhole by expressway.

4. Depress steam line under the building at about present location (Per request of D.D.O." 5/25)

5. Develop detail for protection of duct bank systems during construction.

6. Request Boston Sewer and Water to perform inspection of 48" and 54" lines - developer will reimburse the Commission. (Request by Mr. Sullivan 5/21.)

JAMES F. SULLIVAN
ATTORNEY AT LAW

ALLEN BRESS

ONE BOSTON PLACE
SUITE 1026
BOSTON, MA. 02108
TEL 742-0112
742-2280

April 28, 1982

John P. Sullivan, Jr., P.E.
Director of Engineering
Boston Water and Sewer Commission
10 Post Office Square
Boston, MA 02109

Re: Parcel D-10
Marketplace Center Project

Dear Mr. Sullivan:

Enclosed please find one copy of the Environmental Notification Form for above entitled which you have requested as per your correspondence dated 4/14/82.

Very truly yours,

James F. Sullivan

dms

Enclosure

Boston Water and Sewer Commission

10 Post Office Square
Boston, Massachusetts 02109
617-426-6046

April 14, 1982

James F. Sullivan, Esq.
Marketplace Center Associates
One Boston Place
Suite #1028
Boston, Massachusetts

Dear Mr. Sullivan:

I am writing to you to request a copy of the Environmental Notification Form for the Marketplace Center Project which is located at Commercial and State Streets, Boston.

Thank you in advance for your cooperation.

Yours Truly,

John P. Sullivan, Jr., P.E.
Director of Engineering

JPS/lam

WZMH Group Inc. Transmittal

Architects & Planners

Sears Crescent Building
Fourth Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Date March 23, 1982

Project Marketplace Center

Project No. 1786

To James F. Sullivan, Esq.
One Boston Place
Boston, MA 02108

Attention

Please find the following enclosed. Sent via DELIVER

Quantity	Date	Item
1	3/22/82	BWSC letter regarding Typical Basement Documents
1		Agreement w/N.Eastern University
1		Agreement w/Christain Science Center

For your information as per your request

cc: H.Johnson

DAVID D. ORDORICA
WZMH Group Inc., Architects

Please notify us at once if enclosures are not as transmitted above.

Boston Water and
Sewer Commission

10 Post Office Square
Boston, Massachusetts 02109
617-426-6046

RECEIVED
MAR 23 1982
WZMH. HABIB INC.

March 22, 1982

Mr. David Ordorica
W Z M W Group
Sears Crescent Building
Boston, MA 02108

Dear Mr. Ordorica:

In accordance with our discussion on March 19, I am forwarding to you some typical easement documents for your use.

I hope you can use these to develop your own documents which we will also need for review.

If you have any further questions, please contact me at 426-6046.

Very truly yours,

Stephan Shea
Design Engineer

SS/mo

Enclosure

ZMH Group Inc.

Transmittal

itects & Planners

rs Crescent Building
th Floor
Hall Plaza
on, Massachusetts
08
) 723-8250

Date	March 16, 1982
Project	Marketplace Center
Project No.	1786
To	Boston Water and Sewer Commission Planning & Design 10 Post Office Square Boston, MA 02109
Attention	Thomas E. Monahan Division Engineer
Sent via	DELIVERY

se find the following enclosed.

ntity	Date	Item
	3/12/82	Memorandum - Regarding meeting of March 11, 1982
	4/81	BRA Parcel D-10 Site Plan
	3/75	BRA Relocation Plan J-1
	4/75	BRA Utility Plan X
	NA	WZMH presentation dwg - Site Plan
	"	" " " - Birdseye Perspective
	"	" " " - First Floor Plan
	"	" " " - Second Floor Plan
	"	" " " - Third Floor Plan
	"	" " " - Typical Office Floor Plans
	"	" " " - Longitudinal Section

For your information pursuant to our meeting on 3/11/82

H. Johnson

DAVID D. ORDORICA
WZMH Group Inc., Architects

Please notify us at once if enclosures are not as transmitted above.

D-10 file
" Site Utilities

Architects & Planners

Sears Crescent Building
4th Floor
City Hall Plaza
Boston Massachusetts
02108
(617) 723-8250

Boston Dallas
Denver Irvine

Calgary Montreal
Toronto Vancouver

Date: March 12, 1982

MEMORANDUM

Project: Marketplace Center - Project 1786

Subject: Introduction to Project - Meeting held at Boston Water & Sewer Commission on Thursday, March 11, 1982.

Copies to: All present, V. Sullivan, R. Manning, H. Johnson, C. Lee, J. Sayers

Present:

Thomas E. Monahan	BWSC
John Sullivan, Jr. (part-time)	
David D. Ordorica	WZMH

1.	GENERAL	ACTION BY
1.1	Introduction to project	
1.2	The owner will assume 100% of all costs relative to any water, drain, fire supply or sewer work revising underground utilities.	MCA
1.3	BWSC legal counsel is Jack Brier.	MCA
1.4	BWSC requires a set of prints.	WZMH
1.5	Utilities to be marked up on prints.	BWSC
1.6	Copies of BWSC agreements with Christian Science Center, Marriott Hotel, and Copley Place (draft) to be furnished by end of next week.	BWSC

Richard A. Manning AIA ARIBA
David P. Habb AIA
Warwick Housden MRAIC ARIBA
Bernard Hume MRAIC
Paul Barnard MRAIC M. Arch (U.D.)
Chung N. Lee AIA

		ACTION BY
2.	Incorporate 54" drain.	
2.1	See Marriott Hotel utilities tunnel.	WZMH
2.2	Need access with equipment - provide description of operations.	BWSC
2.3	Maintenance requirements - provide description of operations.	BWSC
3.	Incorporate 48" sewer.	
3.1	See Marriott Hotel utilities tunnel.	WZMH
3.2	Need access with equipment - provide equipment clearances.	BWSC
3.2.1	Grease bucket.	
3.2.2	Dumptruck.	
3.3	Maintenance requirements - provide description of operations.	BWSC
4.	Incorporate 24" high pressure water line.	
4.1	This water line to have a separate tunnel from that for sewer and drain.	WZMH
4.2	Due to joints in line, it must be protected from pile driving, other construction operations and a procedure needs to be worked out for approval.	WZMH
4.3	See copies of Christian Science and Copley Place easement files for guidance.	WZMH MCA
5.	Remove 12" high pressure fire service.	
5.1	Relocation to be proposed to BWSC.	WZMH
5.2	BFD to review new service proposal.	WZMH
6.	Relocation of all catch basins, drain manholes, and sewer manholes require BWSC approval.	WZMH
7.	Removal of 5" x 8" wood sewer will not be allowed if it has historical value.	WZMH MCA

		ACTION BY
8.	Water and sewer license can take a minimum of 6 months.	
8.1	Once all requirements are met, it can be granted in 3 days.	
8.2	The applicant will have to review past BWSC files to ascertain extent of BWSC requirements and their impact on his particular schedule.	WZMH MCA
9.	On Friday, March 12, 1982, MCA requested WZMH to check BWSC sewage holding criteria and water saving credits. This was done on March 16, 1982.	
9.1	Basically, BWSC sewage holding criteria for this part of the city are to provide sewage holding capacity sufficient to discharge only either 2 hours prior to low tide or 2 hours after high tide.	WZMH
9.1.1	Discharge from office building is assumed to be a normal 200 gpm.	
9.1.2	Discharge from restaurant use would be higher at a peak period during evening hours.	
9.2	BWSC provides no credits per se for water saving devices.	
9.2.1	Installation of water saving devices should result in a lower assessment proportional to the amount of water used as per water meter reading.	
9.2.2	Check State Building Code requirements for water saving devices.	WZMH

David D. Ordorica

David D. Ordorica

Note: Please advice immediately if, in you opinion, any information contained herein is incorrect.

DDO/ljl

WZMH Group Inc.
Architects & Planners

Sears Crescent Building
4th Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Boston, Dallas,
Denver, Irvine

Calgary, Montreal,
Toronto, Vancouver

3WAS

March 10, 1982

MEMORANDUM

From: D.Ordorica

To: J.Sullivan
R.Manning
H.Johnson
C.Lee

Re: Marketplace Center
Project #1786
Utilities Issues

---

1. Boston Water and Sewer Commission.
1.1 Incorporate 54" drain.
1.1.1 Proximity to building construction.
1.1.2 Access.
1.1.3 Maintenance.

1.2 Incorporate 48" sewer.
1.2.1 Proximity to building construction.
1.2.2 Access.
1.2.3 Maintenance.

1.3 Incorporate 24" high pressure water.
1.3.1 Proximity to building construction.
1.3.2 Access.
1.3.3 Maintenance.

1.4 Relocate catch basins.

1.5 Relocate drain manholes.

1.6 Relocate sewer manholes.

1.7 Remove 5" x 8" wood sewer.

1.8 Water & Sewer License (new services)

Richard A. Manning AIA ARIBA
David P. Habib AIA
Warwick Housden MRAIC ARIBA
Bernard Himel MRAIC
Paul Barnard MRAIC M Arch (UD)
Chung N. Lee AIA

2. Boston Fire Department.
2.1 Relocate 12" high pressure fire service.
2.2 Relocate fire test post.
2.3 New fire service requirements.

3. Boston Gas.
3.1 Relationship to 30" gas main.
3.2 Removal of inactive 6" gas line.
3.3 New gas service.

4. Traffic & Parking Department.
4.1 Remove pedestrian light.
4.2 Relocate traffic lights at Walk-to-the-Sea.
4.3 Remove sign posts.
4.4 Relocate street lights.
4.5 Additional requirements.

5. New England Telephone & Telegraph Co.
5.1 Relocate N.E.T. & T. lines.
5.2 Relocate N.E.T. & T. manholes.
5.3 New telephone service (include computer)

6. Boston Edison Company.
6.1 Relocate 16" steam line.
6.2 Relocate steam manholes.
6.3 Relocate electrical ducts.
6.3.1 2" duct.
6.3.2 3" duct.
6.3.3 4" duct.
6.3.4 6" duct.
6.3.5 12" duct.
6.4 Relocate electrical manholes.
6.5 Relationship to Electrical Vault.
6.6 Removal of parking lot luminaires.
6.7 New electrical service.

7. Provisions for cable t.v.

Sears Crescent Building
4th Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Boston, Dallas,
Denver, Irvine

Calgary, Montreal
Toronto, Vancouver

March 11, 1982

AGENDA

Re: Marketplace Center
Project No. 1786
Meeting With Boston Water & Sewer Commission

---

1. Incorporate 54" drain.
1.1 Proximity to building construction.
1.2 Access.
1.3 Maintenance.

2. Incorporate 48" sewer.
2.1 Proximity to building construction
2.2 Access.
2.3 Maintenance.

3. Incorporate 24" high pressure water.
3.1 Proximity to building construction.
3.2 Access.
3.3 Maintenance.

4. Relocate catch basins.

5. Relocate drain manholes.

6. Relocate sewer manholes.

7. Remove 5" x 8" wood sewer.

8. Water & Sewer License (new services)

cc: J.Sullivan
R.Manning
C.Lee
H.Johnson
J.Bouvrie

Richard A. Manning AIA ARIBA
David P. Habib AIA
Warwick Houseon MRAIC ARIBA
Bernard Hirner MRAIC
Paul Bairaid MRAIC M. Arch (UD)
Chung N. Lee AIA

METROPOLITAN BOSTON TRANSIT AUTHORITY

Copy

MARKETPLACE CENTER ASSOCIATES

189 STATE STREET
BOSTON, MA. 02109

617-742-2280

February 17, 1983

Mr. H. James Balcam
Corporate Risk Advisors-Managers, Inc.
6 City Square - P.O. Box 88
Charlestown, MA 02129

Re: MBTA Tunnel Inspection

Dear Jim:

Enclosed please find copies of correspondence relating to a pre-construction survey of the MBTA "Blue Line" tunnel.

We want to be very clear that it is still your recommendation that we do not do this work, and, by a copy of this letter, I am also asking Bob Santomenna of Hale & Dorr for his comments.

May we hear from you as soon as possible.

Very truly yours,

John E. Dobie

slh

Enclosure

cc: Robert C. Santomenna, Esquire
Hale & Dorr

MARKETPLACE CENTER ASSOCIATES

189 STATE STREET
BOSTON, MA. 02109

617-742-2280

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May we hear from you as soon as possible.

Very truly yours,

John E. Dobie

slh

Enclosure

cc: Robert C. Santomenna, Esquire
Hale & Dorr

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY

Engineering & Maintenance Department
500 Arborway, Jamaica Plain, Ma. 02130

RECEIVED
FEB 16 1983

February 9, 1983

Marketplace Center Associates
189 State Street
Boston, MA 02109

Attention: James F. Sullivan

Re: Marketplace Center Project, 200 State St., Boston
AB-084

Gentlemen:

In response to your letter of January 27, 1983 please be advised that although we strongly recommend that you conduct a pre-construction survey of that portion of the "Blue Line" tunnel adjacent to your project, such survey is not a requirement. It is now our policy to recommend these surveys on all projects near our facilities to avoid future conflicts about their condition. It is, after all, in the interest of the developer to identify any and all defects, such as cracks, leaks, etc., that may exist prior to his activities. Recent projects where pre-construction surveys have been performed are the Four Seasons Hotel and 399 Boylston Street near the Green Line and LaFayette Place near the Orange Line.

The pre-construction survey will not prevent damage to the tunnel, only the careful compliance with construction methods developed by your fine consultants can achieve that; but, it will provide a base from which to measure and will prevent the possibility that prior existing conditions are blamed on your activities.

Very truly yours,

Ralph L. Duvall
Chief Engineer

EFS/mk

cc: J.T. Kiley

MARKETPLACE CENTER ASSOCIATES

189 STATE STREET
BOSTON, MA. 02109

617-742-2280

January 27, 1983

RECEIVED
JAN 31 1983
ENGINEERING DEPARTMENT

M. B. T. A.
500 Arborway
Jamaica Plain, MA 02130

Attn: Ralph Duvall, Chief Engineer

Re: Marketplace Center Project
200 State Street, Boston

Dear Mr. Duvall:

We are the Developers of the proposed office building and retail complex on Boston Redevelopment Authority Parcel D-10 bounded by State Street, Commercial Street, and the Under-Artery Roadway.

Our site engineers, Anderson & Nichols, inform us that the M.B.T.A. is insisting that we provide a pre-construction survey of that portion of the "Blue Line" tunnel under State Street adjacent to our site.

Enclosed, please find a letter from our geotechnical consultants, Haley & Aldrich Inc., a pre-eminent firm with vast experience in this area. As you can see they have outlined a program to pre-auger piles within 170 feet of your tunnel, and to manage the excavation in general with a clear mandate to protect your facilities. Our contractor, The Gilbane Building Company was also chosen because of their experience in dealing with complex urban sites.

Since apparently neither 60 State Street nor the Long Wharf Hotel were required to do this kind of costly survey, I must question this requirement for our project. Our architects and engineers will be more than willing to review the piling and foundation drawings with you and your staff, but we all feel that the survey is an unnecessary burden.

Re: Marketplace Center Project
200 State Street, Boston

I look forward to your response, and stand ready to work with you in a constructive manner.

Very truly yours,

James F. Sullivan

slh

Enclosure: Letter

cc: Paul McCann, Esquire, B. R. A.
Robert Santomenna, Esquire, Hale & Dorr

238 Main Street
P.O. Box 60
Cambridge, MA 02142
Tel. 617/492-6460

Consulting
Geotechnical Engineers
and Geologists

Harold P. Aldrich, Jr.
Thomas K. Liu
Edmund G. Johnson
Martin C. Murphy
David E. Thompson
Edward B. Kinner

Peter L. LeCount
Douglas G. Gifford
Joseph J. Rixner
Richard P. Sturgis
John P. Dugan, Jr.
Wesley E. Simpson

RECEIVED
DEC 24 1982

29 December 1982
File No. 4965

Marketplace Center Associates
189 State Street
Boston, MA 02108

Attention: Mr. James F. Sullivan

Subject: Impact of Marketplace Center Construction on M.B.T.A. Blue Line Subway

Gentlemen:

This letter provides a brief discussion of the impact of construction of the Marketplace Center project on the M.B.T.A. Blue Line subway tunnel. The tunnel, which was constructed circa 1900, runs beneath State Street to the south of the Marketplace Center site. The nearest edge of the tunnel varies from approximately 15 to 30 feet from the south side of the proposed structure.

The top of the existing tunnel varies from about El. -17 near the Central Artery to El. -7 at Commercial Street. General excavation for construction of the Marketplace Center project will be to about El. 6, with local excavation to as low as El. 2 for specific pile caps. Since the top of the tunnel is below the lowest planned level of excavation, the earth removal will not create any significant impact on the tunnel.

Vibration and ground heave from pile driving activities for the new project will be controlled by the use of a pre-augering procedure. All piles to be located within approximately 170 ft. will be pre-drilled with an 18-in. diameter auger through the fill, organic soils and marine deposits to the top of the glacial till. Some vibration from the pile driving is unavoidable, but the pre-augering will minimize the potential for damage to the tunnel from pile driving vibrations. Since the pre-drilling involves removing a volume of soil approximately equal to the volume of the pile to be inserted, ground heave and subsequent

settlement is minimized. It is therefore expected that the pile driving activities for the Marketplace Center project will not have any significant detrimental effects on the Blue Line tunnel structure.

In our 26 years of existence, Haley & Aldrich, Inc. (H&A) has gained considerable experience with buildings constructed adjacent to M.B.T.A. subway tunnels. H&A has been project geotechnical engineer for both the Long Wharf Hotel and the 60 State Street building, both of which were constructed adjacent to the Blue Line subway tunnel with no detrimental effects on the structure. In our opinion, if the Marketplace Center construction is performed in accordance with the project specifications and good construction practice, there will be no adverse impacts on the existing Blue Line tunnel.

If you have any questions, or require further information on this subject, please contact us.

Sincerely yours,
HALEY & ALDRICH, INC.

William A. Weiler

William A. Weiler
Staff Engineer

for

John P. Dugan, Jr.
Vice President

WAW/JPD/lba

MARKETPLACE CENTER ASSOCIATES

189 STATE STREET
BOSTON, MA. 02109

617-742-2280

February 4, 1983

HAND DELIVERED

Robert C. Santomenna, Esquire
Hale and Dorr
60 State Street
Boston, MA 02109

Re: Parcel D-10
Edison Steam
Edison Electric
Boston Gas
Boston Water & Sewer Commission
M.B.T.A. file

Dear Bob:

Enclosed please find the transmittal lists of documents and copies of documents regarding above entitled entities for your review.

Very truly yours,

E. Michael Sullivan

EMS/dms

Enclosures

TRANSMITTAL TO: Robert C. Santomenna, Esquire
Hale and Dorr

DATE: February 4, 1983

RE: M.B.T.A.

Quantity	Date	
1	5/21/82	WZMH letter Re: review of design drawings
1	6/07/82	A.N. & Co. memo Re: M.B.T.A. meeting
1	6/10/82	M.B.T.A. letter Re: review of drawings
1	6/21/82	A.N. & Co. memo Re: M.B.T.A. meeting
1	8/27/82	M.B.T.A. letter Re: project impact on tunnel
1	10/06/82	H. & A. report Re: pile driving effects
1	11/10/82	M.B.T.A. letter Re: review of submittals
1	12/08/82	H. & A. letter Re: comments on M.B.T.A. review
1	1/13/82	M.C.A. letter Re: H. & A. letter on M.B.T.A. tunnel
1	1/27/82	M.C.A. letter Re: pre-construction survey

slh

WZMH Group Inc.
Architects & Planners
Sears Crescent Building
Fourth Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Transmittal

HD/MBTA

Date February 1, 1983

Project Marketplace Center

Project No. 1786

To Marketplace Center Associates
189 State St.
Boston, MA 02109

Attention M. Sullivan

Please find the following enclosed. Sent via Choice

Quantity	Date	Item
1	5-21-82	WZMH Letter Re: request for meeting
1	6-7-82	ANZO Memo Re: MBTA requirements
1	6-10-82	MBTA Letter Re: MBTA requirements
1	8-27-82	MBTA Letter Re: DEIR
1	10-5-82	WZMH Transimttal Re: FS drawings
1	10-6-82	HA report: Effects of pile Driving on MBTA Subway Tunnel
1	11-10-82	MBTA Letter Re: review of submittal

As per your request.

cc: H. Johnson

David D. Ordorica
WZMH Group Inc., Architects

Please notify us at once if enclosures are not as transmitted above.

Circulate copy

MARKETPLACE CENTER ASSOCIATES

189 STATE STREET
BOSTON, MA. 02109

617-742-2280

January 27, 1983

M. B. T. A.
500 Arborway
Jamaica Plain, MA 02130

Attn: Ralph Duvall, Chief Engineer

Re: Marketplace Center Project
200 State Street, Boston

Dear Mr. Duvall:

We are the Developers of the proposed office building and retail complex on Boston Redevelopment Authority Parcel D-10 bounded by State Street, Commercial Street, and the Under-Artery Roadway.

Our site engineers, Anderson & Nichols, inform us that the M.B.T.A. is insisting that we provide a pre-construction survey of that portion of the "Blue Line" tunnel under State Street adjacent to our site.

Enclosed, please find a letter from our geotechnical consultants, Haley & Aldrich Inc., a pre-eminent firm with vast experience in this area. As you can see they have outlined a program to pre-auger piles within 170 feet of your tunnel, and to manage the excavation in general with a clear mandate to protect your facilities. Our contractor, The Gilbane Building Company was also chosen because of their experience in dealing with complex urban sites.

Since apparently neither 60 State Street nor the Long Wharf Hotel were required to do this kind of costly survey, I must question this requirement for our project. Our architects and engineers will be more than willing to review the piling and foundation drawings with you and your staff, but we all feel that the survey is an unnecessary burden.

Re: Marketplace Center Project
200 State Street, Boston

I look forward to your response, and stand ready to work with you in a constructive manner.

Very truly yours,

James F. Sullivan

slh

Enclosure: Letter

cc: Paul McCann, Esquire, B. R. A.
Robert Santomenna, Esquire, Hale & Dorr

Copy to file

MARKETPLACE CENTER ASSOCIATES

Haley + Aldrich + MBTA

189 STATE STREET
BOSTON, MA. 02109

617-742-2280

January 13, 1983

Mr. David Ordorica
WZMH Group Inc.
Sears Crescent Building
4th Floor
City Hall Plaza
Boston, MA 02108

Re: Haley & Aldrich letter on MBTA Tunnel

Dear David:

As you requested, here is a copy of Haley & Aldrich's letter regarding the MBTA tunnel.

Very truly yours,

John E. Dobie

JED/seb

MASSACHUSETTS
BAY
TRANSPORTATION
AUTHORITY

Engineering & Maintenance Department
500 Arborway, Jamaica Plain, Ma 02130

November 10, 1982

WZMH GROUP, II
MARKETPLACE
NOV 17 '82

	RM	
	MJ	
	DO	
	BH	
	FILE	

WZMH Group Inc.
4th Floor
Sears Crescent Building
City Hall Plaza
Boston, MA 02108

Attention: David D. Ordorica

Re: Marketplace Center - AB-084

We have reviewed your submittals of Drawings FS6, FS10, FS11, FS12, FS13, Phase I, Phase II, Detail A and HA Report.

Before we can concur with your Pile Driving Report, we will require the additional following information:

1. The location of our tunnel reference to the foundation of your building.

2. The location of each individual foundation where piles will be driven and the number of piles in each foundation.

3. The location of all tower foundations as differentiated from low rise foundations.

4. The location of all pile foundations within 30' of our tunnel.

It is our understanding from the HA Report that numerous piles under the tower will be located considerably more than 30' from our tunnel, yet will be predrilled, when others in the low rise section more than 30' away from our tunnel will not be predrilled. The effects of driving without predrilling will be the same on all piles regardless of whether the location is under the tower or low rise section. We prefer that all piles be predrilled to eliminate most of the ground heave associated with driving without predrilling plus the elimination of most of the impact loadings associated with driving with an impact hammer.

In addition, it will be necessary that all documents, such as the HA Report, be stamped and signed by a Professional

Engineer registered in the Commonwealth of Massachusetts.

Sincerely,

Ralph L. Duvall

Ralph L. Duvall
Chief Engineer

AKM/mk

Haley and Aldrich

File No. 4965

MBTA
Copy

MARKETPLACE CENTER
BOSTON, MASSACHUSETTS

Effects of Pile Driving on the MBTA Subway Tunnel

The proposed Marketplace Center is a combined retail/office complex consisting of a low-rise section and a 21-story office tower. A one-level parking garage is planned to be constructed below grade. The site is bounded on the north and east by the Central Artery, on the south by State Street, and on the west by Commercial Street. The building will be located approximately 15 to 30 ft. north of the MBTA Blue Line subway tunnel under State Street.

The subsurface explorations revealed the following seguence and thickness of soil strata at the site, from the ground surface downward:

STRATUM	THICKNESS (ft.)
Miscellaneous Fill	7 to 20
Organic Silt	0 to 18
Marine Clay	58 to 69
Glacial Till	6 to 8
Bedrock	--

In view of the fairly high column loads, the building is designed to be supported by 130-ton precast-prestressed concrete piles driven to bearing into the glacial till or bedrock. The average pile length is approximately 80 ft.

Experience has shown that some heave of the ground will occur due to pile driving through relatively deep clays. Following ground heave, settlement will occur as the clay consolidates. The magnitude of the net settlement will generally be on the order of the amount of heave. As the subway is earth-supported, it will heave and settle with the ground.

In order to reduce heave and subsequent settlement of the subway, predrilling will be used at the locations of all piles under the tower and for piles under the low-rise section which support columns within 30 feet from the subway. The predrilling will extend from ground surface to the bottom of the clay stratum.

We estimate that with the predrilling, maximum heave and subsequent net settlement of the subway will be on the order of 1/2 in. It is believed that this estimated movement should not cause damage to the subway.

The predrilling will also serve the purpose of identifying obstructions. If the drill enconters an obstruction in the fill material, drilling will be terminated and the obstruction will be removed by excavating equipment prior to driving the pile. The predrilling will reduce ground vibrations at the subway due to pile driving.

HALEY & ALDRICH, INC.

235 Main Street
P.O. Box 60
Cambridge, MA 02142
Tel. 617/492-6460

Consulting
Geotechnical Engineers
and Geologists

6 October 1982
File No. 4965

WZMH Group, Inc.
Sears Crescent Building,
4th Floor
City Hall Plaza
Boston, Massachusetts 02108

RECEIVED
OCT 7 1982

Attention: Mr. David Ordorica

Subject: Marketplace Center
Boston, Massachusetts

Dear Dave:

In accordance with your request, I am forwarding, herewith, a discussion on the "Effects of Pile Driving on the MBTA Subway Tunnel".

If you have any questions or require additional information, please contact me.

Sincerely yours,
HALEY & ALDRICH, INC.

John P. Dugan, Jr.

John P. Dugan, Jr.
Vice President

JPD:mk
Enclosure

cc: Marketplace Center Assoc., Attn: Mr. James F. Sullivan

6 October 1982
File No. 4965

MARKETPLACE CENTER
BOSTON, MASSACHUSETTS

Effects of Pile Driving on the MBTA Subway Tunnel

The proposed Marketplace Center is a combined retail/office complex consisting of a low-rise section and a 21-story office tower. A one-level parking garage is planned to be constructed below grade. The site is bounded on the north and east by the Central Artery, on the south by State Street, and on the west by Commercial Street. The building will be located approximately 15 to 30 ft. north of the MBTA Blue Line subway tunnel under State Street.

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The predrilling will also serve the purpose of identifying obstructions. If the drill encounters an obstruction in the fill material, drilling will be terminated and the obstruction will be removed by excavating equipment prior to driving the pile. The predrilling will reduce ground vibrations at the subway due to pile driving.

ZMH Group Inc.
Architects & Planners
One Bowdoin Square Crescent Building
Eighth Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Transmittal

Date: Oct. 5, 1982

Project: Marketplace Center

Project No.: 1786

To: Mass. Bay Transportation Authority
Engineering & Maintenance Dept.
500 Arborway
Jamaica Plain, Ma 02130

Attention: E.F. Smith

Sent via: Choice

Please find the following enclosed.

Quantity	Date	Item
2	9/16/82	WA Dwg. FS 6 Low Rise - Level 1 Framing & Plan
2	9/15/82	WA Dwg. FS 10 Grade Beam Sections At Sewer/Drain Line
2	9/15/82	WA Dwg. FS 11 Basement Wall Section At Sewer/Drain Lines
2	9/16/82	WA Dwg. FS 12 Section At MBTA Tunnell - State Street
2	9/15/82	WA Dwg. FS 13 Basement Wall Section At Telephone Conduit
2	9/15/82	WA Dwg. Phase 1 (Steam Line Relocation)
2	9/15/82	WA Dwg. Phase 2 (Steam Line Relocation)
2	9/14/82	WA Dwg. Detail A (Steam Line Relocation)
2	9/29/82	HA Report: Effects Of Pile Driving On MBTA Subway Tunnell

For Your Information

cc: H. Johnson
G. Guest

David D. Ordorica
WZMH Group Inc., Architects

Please notify us at once if enclosures are not as transmitted above.

MASSACHUSETTS
BAY
TRANSPORTATION
AUTHORITY

50 High Street, Boston, MA 02110

RECEIVED
AUG 31 1982
OFFICE OF THE SECRETARY OF
ENVIRONMENTAL AFFAIRS

LATE COMMEN

August 27, 1982

RECEIVED
SEP 31982
SASAKI ASSOCIATES, INC.

Ms. Sandy Uyterhoven
Executive Office of Environmental Affairs
Office of the Secretary
100 Cambridge Street
Boston, Massachusetts 02202

Dear Ms. Uyterhoven:

SUBJECT: Marketplace Center
Draft Environmental Impact Report

The MBTA's Engineering Department has reviewed the above-cited document and has raised the concern that the proposed project may have an adverse impact on the MBTA's Blue Line Tunnel. These concerns are detailed in the attached June 10, 1982 letter to WZMH Group, Inc. from Mr. R. L. Duvall, the Authority's Chief Engineer.

As indicated in the attached letter, the Developer should take a series of actions to assure protection of the Blue Line Tunnel. It is therefore requested that these actions be incorporated into the Developer's Plans.

Sincerely,

Donald J. Kuston

Donald J. Kuston
Development Coordinator

WZMH GROUP, INC.
MARKETPLACE
SEP 16 '82

DJK:aaf
Attachment

cc: R. L. Duvall
D. J. Burns

WZMH Group Inc.

M354

Transmittal

Architects & Planners

Sears Crescent Building
Fourth Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Date June 29, 1982

Project Marketplace Center

Project No. 1786

To Marketplace Center
189 State Street
Boston, MA 02109

Attention J.F. Sullivan, Esq

Please find the following enclosed.

Sent via Hand Delivered

Quantity	Date	Item
1	5-25-82	BWSC Letter Re: Review of Plans
1	5-27-82	BG Letter Re: Reloc. 30" Gas Main Value on Commerical St.
1	6-10-82	MBTA Letter Re: Marketplace Center
.1	6-17-82	NETT Letter Re: Relocation of Duct and Costs.

CC: H. Johnson

David D. Ordorica
WZMH Group Inc., Architects

Please notify us at once if enclosures are not as transmitted above.

corporation
erson-Nichols

Job No. 3992

Page 1 of _____

MARKETPLACE CENTER

DESIGN

PROJECT MEMORANDUM NO. 8

ate June 21, 1982

rom G. F. Guest GG

ANCo Distribution:

ADMINISTRATION	DEPARTMENT HEAD	JOB CAPTAIN
W. Daniell		J. Poirier
R. McGillicuddy	H. Wilcox	R. Oro
S. Hassell	L. Tarlow	
H. Spicer		

OWNER:

James F. Sullivan - Market Place Center

ARCHITECT:

[redacted]

SUBJECT: Marketplace Center/WZMH
Meeting with Mass. Bay Transportation Authority

Memorandum

Anderson-Nichols
CORPORATION

To:	File	Date:	June 21, 1982
Copies for:	See Distribution	Client:	James F. Sullivan
From:	G. F. Guest	Division:	Transportation
Subject:	Marketplace Center/WZMH	Job Number:	3992

Date and Place

June 16, 1982 at M.B.T.A. office, 500 Arborway, Jamaica Plain, at 10:30 a.m.

In Attendance

Emmet F. Smith - MBTA Superintendent Civil and Design Engineering
Alwin K. Milch - MBTA Engineering and Maintenance Department
David D. Ordorica - WZMH
Gordon Guest - Anderson-Nichols

Purpose of Meeting

The purpose of this meeting was to brief MBTA representatives about the project and determine MBTA design and construction requirements.

Discussion

For purposes of this meeting Mr. Ordorica displayed survey and preliminary development plans for the proposed site. Mr. Ordorica explained that one level of below grade parking would be constructed to the back of the sidewalk or perhaps to the sidewalk line along State Street depending upon negotiations with the City of Boston.

The top of the MBTA tunnel is well below the floor of the proposed parking area and excavation for the building site should not effect the existing tunnel. However, care should be taken during construction not to lower the water table in a manner that could impact the tunnel.

Piles placed to support the building in the area of the tunnel should be augered into place to a point below the invert elevation of the tunnel. It was explained that 14" square concrete piles are anticipated at this time.

For the protection of all concerned it was recommended that the following precautions be taken.

1) Establish a program for measuring ground velocities during construction. Instrumentation should be set up as soon as possible so that a reference base can be established. The project soils and foundation engineer, Haley & Aldrich, can establish a program. Seismic readings at several points should be recorded on a 24 hour per day basis for a period prior to construction and through the construction of the foundation.

2) Perform a pre-construction inspection of the tunnel. This involves a walk through inspection with photographs. Inspection has to be made after operating hours, between 1:00 a.m. and 5:00 a.m. The third rail will be hot.

Inspections for the MBTA have been performed by:

Mr. Orrin W. Duff
Box 136
Cochituate, MA 01776
Telephone: 653-3642

The Owner must contract and pay for this work.

Building construction plans should show the MBTA tunnel in cross sections at, say three points.

A plan and profile and tunnel cross section were given to us for our use.

Anderson-Nichols will correlate the record MBTA base line and profile with survey data shown on the Cameron survey plan.

Meeting ended a little after 11:30 a.m.

D-78 UTILITIES -
MBTA

MASSACHUSETTS
BAY
TRANSPORTATION
AUTHORITY

500 Arborway, Boston, Mass. 02130

WZMH GROUP, INC.
MARKETPLACE
JUN 14 '82
DDD

June 10, 1982

WZMH Group Inc.
Architects & Planners
Sears Crescent Building
4th Floor
City Hall Plaza
Boston, MA 02108

Attention: David D. Ordorica

Re: Marketplace Center, Project No. 1786

We are in receipt of your presentation design drawings transmitted with your letter of May 21, 1982. Your drawings indicate that your building project will bring you in close proximity to our Blue Line Tunnel. When this occurs, it becomes necessary for us to closely monitor the work of your contractors. This may require you to enter into certain contractual agreements with the MBTA and submit for our approval the design and/or drawings of the foundation and earth support system adjacent to our tunnel.

In order to more clearly define the relationship of our tunnel with your construction, it will be necessary for you to locate our tunnel structure on your drawings. Drawings of our tunnel structure are available for your use or copies may be obtained at $1.00 per copy. Please contact Mr. Jim Little at 722-5417 at 500 Arborway, Jamaica Plain, MA 02130, for permission to refer to our drawings or purchase copies.

The contractual agreement between the owners of the project and the MBTA will define the legal rights and responsibilities of each party, in particular the hold harmless clause and the insurance requirements.

A preconstruction survey of our tunnel in the vicinity of your construction should be performed to assess the present condition of the tunnel. This is for your benefit and protection and would be accomplished by someone you select and at your expense.

This survey must be done during non-operating hours (midnight to 5:00 a.m.) and would be accompanied by one of our engineers.

There is a possibility that it will be necessary for you

to establish vertical and horizontal control points to monitor our tunnel for any movement. Also, ground velocity measurement should be taken in the vicinity of our tunnel and pre-augering for the piles be done to limit ground heave.

Drawings and design calculations of the earth support structure and drawings of the foundations adjacent to our tunnel are to be submitted to us for our approval. These are to bear the stamp of a professional engineer registered in the Commonwealth of Massachusetts. It is required that the foundation of your project will not attach or touch our tunnel structure nor impose any of your building's loadings upon it. Also, the earth support structure will not attach to our tunnel or be placed above it nor will our tunnel be used in any way to support each loading caused by the excavation for your building. No construction work for your project will take place above our tunnel. Care shall be exercised so as not to dewater the soil under or surrounding the tunnel.

It is understood there will be certain costs incurred by the MBTA, including engineering, in connection with the Developer's proposal for which we will seek reimbursement. This will also be included as part of the contractual agreement.

If there are any questions or you wish to arrange a meeting concerning our requirements place call Mr. Frank Smith at 722-5441 or address all correspondence to Mr. Ralph L. Duvall, Chief Engineer, 500 Arborway, Jamaica Plain, MA 02130.

Very truly yours,

Ralph L. Duvall
Chief Engineer

AKM/mk

cc: E.R. Maletz
D.J. Burns
J.J. White
G.L. Palmacci

Memorandum

Anderson-Nichols CORPORATION

To:	File	Date:	June 7, 1982
Copies for:	R. McGillicuddy, H. Spicer, R. Oro	Client:	J. Sullivan/WZMH
From:	G. Guest	Division:	Transportation
Subject:	Marketplace Center Mass Bay Transit Authority	Job Number:	3992

On Monday, June 7, 1982, I called Mr. Donald Burns of the MBTA in regards to the subject project, who in turn referred me to Mr. Robert Duvall, Chief Engineer (Tel: 722-5411), 500 Arborway, Jamaica Plain 02130.

Correspondence directed to Mr. Burns has been forwarded to Mr. Duvall who is now preparing a response. All future correspondence regarding this project is to be addressed to Mr. Duvall.

Mr. Duvall advised that the MBTA will require a preconstruction survey of the MBTA tunnels which consists of a walk through inspection with photographs. This work has to be performed at night when traffic has stopped and with a MBTA Representative. They may also require settlement measuring devices upon review of project construction plans.

We should be in receipt of Mr. Duvall's letter by week's end.

GG:rb

cc: James F. Sullivan
D. D. Ordorica, WZMH

WZMH GROUP, INC.
MARKETPLACE
JUN 7 '82
RM
CL
MJ
BO
JB
FILE

RECEIVED
JUN 22 1982
SASAKI ASSOCIATES, INC.
By

MAY 2 2

Boston Dresden Boston
Cambridge
Boston, Massachusetts
617-[illegible]

Boston Dallas
Denver Irvine

Calgary Montreal
Toronto Vancouver

May 21, 1982

Massachusetts Bay Transit Authority
500 Arborway
Jamaica Plain, MA 02130

Attn: Mr. Donald J. Burns
Project Manager

Re: Marketplace Center
Boston, MA Project No. 1786
Request for Meeting

Gentlemen:

We enclose one (1) set of presentation design drawings for the above project, and hereby respectfully request an appointment to discuss the project's relationship to the MBTA Blue Line tunnel below State Street between the Southeast Expressway and Commercial Street.

We would appreciate it if you would notify us of when we might meet with you at your earliest convenience, since at this time we must expedite incorporating MBTA requirements.

Sincerley,

David D. Ordorica

DDO/pmd

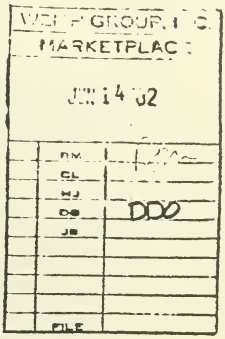
cc: J.Sullivan
R.Manning
C.Lee
H.Johnson
G.Guest

encls.

Richard A Manning AIA ARIBA
David P Habb AIA
Warwick Housden MRAIC ARIBA
Bernard Hirtel MRAIC
Paul Barnard MRAIC M Arch (UD)
Chung N Lee AIA

MASSACHUSETTS
BAY
TRANSPORTATION
AUTHORITY

500 Arborway, Boston, Mass. 02130



June 10, 1982

WZMH Group Inc.
Architects & Planners
Sears Crescent Building
4th Floor
City Hall Plaza
Boston, MA 02108

Attention: David D. Ordorica

Re: Marketplace Center, Project No. 1786

We are in receipt of your presentation design drawings transmitted with your letter of May 21, 1982. Your drawings indicate that your building project will bring you in close proximity to our Blue Line Tunnel. When this occurs, it becomes necessary for us to closely monitor the work of your contractors. This may require you to enter into certain contractual agreements with the MBTA and submit for our approval the design and/or drawings of the foundation and earth support system adjacent to our tunnel.

In order to more clearly define the relationship of our tunnel with your construction, it will be necessary for you to locate our tunnel structure on your drawings. Drawings of our tunnel structure are available for your use or copies may be obtained at $1.00 per copy. Please contact Mr. Jim Little at 722-5417 at 500 Arborway, Jamaica Plain, MA 02130, for permission to refer to our drawings or purchase copies.

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This survey must be done during non-operating hours (midnight to 5:00 a.m.) and would be accompanied by one of our engineers.

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It is understood there will be certain costs incurred by the MBTA, including engineering, in connection with the Developer's proposal for which we will seek reimbursement. This will also be included as part of the contractual agreement.

If there are any questions or you wish to arrange a meeting concerning our requirements place call Mr. Frank Smith at 722-5441 or address all correspondence to Mr. Ralph L. Duvall, Chief Engineer, 500 Arborway, Jamaica Plain, MA 02130.

Very truly yours,

Ralph L. Duvall
Chief Engineer

AKM/mk

cc: E.R. Maletz
D.J. Burns
J.J. White
G.L. Palmacci

NEW ENGLAND TELEPHONE

WZMH Group Inc.
Architects & Planners
Sears Crescent Building
Fourth Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Transmittal

HD/NET

Date February 1, 1983

Project Marketplace Center

Project No. 1786

To Marketplace Center Associates
189 State St.
Boston, MA 02109

Attention M. Sullivan

Please find the following enclosed.

Sent via Choice

Quantity	Date	Item
1	3-25-82	WZMH Memorandum Re: Introduction to Project
1	3-29-82	WZMH Transimttal Re: project information
1	4-5-82	NET Letter Re: reply to memo
1	6-4-82	RECA drawing - location of 30" telephone conduit
1	10-4-82	WZMH Transmittal Re: FS drawings
1	10-28-82	WZMH Letter Re: Request for utility sign-off
1	11-2-82	NET Letter Re: sign-off

As per your request

cc: H. Johnson

David D. Ordorica
WZMH Group Inc., Architects

Please notify us at once if enclosures are not as transmitted above.

WZMH Group Inc.

Transmittal

NET

Architects & Planners

Sears Crescent Building
Fourth Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Date: January 19, 1983

Project: Marketplace Center

Project No.: 1786

To: Marketplace Center Associates
189 State St.
Boston, MA 02109

Attention: J. Dobie

Please find the following enclosed.

Sent via: Your pickup

Quantity	Date	Item	
1	11-2-82	NET	sign-off letter
1	1-7-83	BE Distribution	" " "

For your information.

cc: H. Johnson

David D. Ordorica
WZMH Group Inc., Architects

Please notify us at once if enclosures are not as transmitted above.

#130
+WZMH

New England Telephone

245 State Street
Room 410
Boston, Massachusetts 02109

November 2, 1982

Mr. David D. Ordorica
WZMH Group Incorporated
Architects & Planners
Sears Crescent Building, 4th Floor
City Hall Plaza
Boston, Massachusetts 02108

Reference: Marketplace Center
Boston, Massachusetts
Project No. 1786
Request for Utility "Sign-Off"

Dear Sir:

After reviewing your site plans for the construction of Market Place Center, it appears there are no major conflicts. However, extreme caution must be used during excavation and foundation work because of the close proximity of our underground conduit system, which carry critical local and long distance facilities.

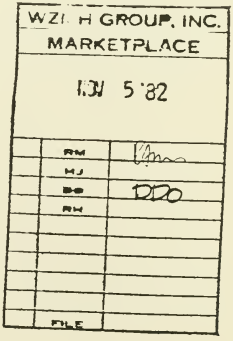
If further assistance is required, please contact me on 574-1225.

Very truly yours,

Mario J. Fabiano

Mario Fabiano, Engineer

c.c: T. V. Chisholm
File



WZMH Group Inc.
Architects & Planners

Sears Crescent Building
4th Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Boston, Dallas
Denver, Houston,
Irvine

Calgary, Montreal,
Toronto, Vancouver

October 28, 1982

New England Telephone
245 State Street, Room 410
Boston, MA 02109

Attn: M. Fabiano

RE: Marketplace Center
Boston, MA Project No. 1786
Request for Utility "Sign-Off"

Gentlemen:

We write in behalf of the developer, Marketplace Center Associates, requesting NETT approval and/or review comments regarding drawings forwarded to you on October 4, 1982.

Please note that it is intended that the proposed construction bypass the NETT 20-duct conduit formation that runs from manhole 178A at North Street and Commercial Street to manhole 192B at Cross Street and Atlantic Avenue through the D-10 parcel.

It would be greatly appreciated if we could receive your written notification as soon as possible so that we can proceed with the Construction Documents.

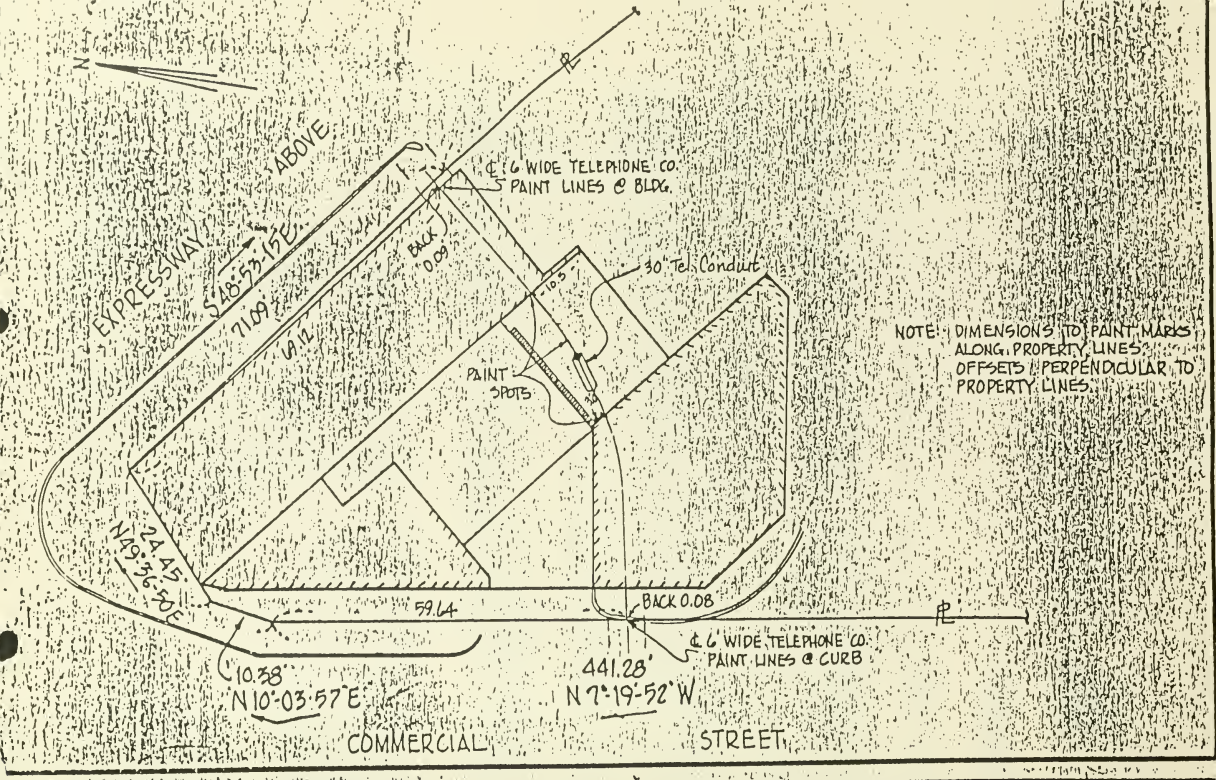
Sincerely,

David D. Ordorica

David D. Ordorica

cc: J. Sullivan
R. Manning
C. Lee
H. Johnson
G. Guest
S. Varga
R. Leber

Richard A. Manning AIA ARIBA
David P. Habib AIA
Warwick Housden MRAIC ARIBA
Bernard Hunter MRAIC
Paul Barnard MRAIC M. Arch (UD)
Chung N. Lee AIA



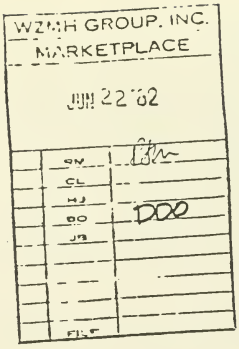
SCALE 1"=40'	PROJECT NO. 1178
	DRAWN PM

REV	DATE	DESCRIPTION	APPROVED

R. E. Cameron & Associates, Inc.
Civil Engineers & Land Surveyors
681 Washington St.

LOCATION OF 30" TEL. CONDUIT

MARKET PLACE CENTER



New England Telephone

245 State Street
Room 410
Boston, Massachusetts 02109

June 17, 1982

Mr. David D. Ordorica
WZMH Group Inc.
Sears Crescent Building-4th Floor
City Hall Plaza
Boston, Massachusetts 02108

RE: Parcel D-10 Market Place Center

Dear Sir:

We have completed cost studies requested by you concerning the subject project. Two alternatives were studied: A.) Break out existing ducts and incorporate cables into the building sturcture. B.) Relocate telephone system outside construction site.

A.) Estimated cost $59,800. This method would require split duct and the addition of 1 manhole to accept splayed ducts.

B.) Estimated cost $205,200. This plan would require new conduit, re-building 2 manholes, construction of an additional manhole, and the cutover of 18 full size cables. A period of 18 months would be required to engineer and construct this plan from a firm commitment date. Feasability of this plan is dependant on the availability of space for new conduit.

At our meeting, on May 20, 1982, we reviewed a plan for building construction with no relocation of telephone plant. This is still viewed as our primary solution.

The above alternatives would require extensive telephone company involvement and introduce a potential jeopardy to customer services. In addition, no work on these plans, would be started until negotiations for reimbursement of telephone company expenditures were completed.

If you have any questions regarding this matter contact Mario Fabiano of this office on 574-1225.

T V Chisholm
Manager

c.c: C. F. Borruso
M. J. Fabiano
G. F. Guest
File

Anderson-Nichols

WZMH GROUP, INC.
MARKETPLACE
JUN 24 '82

To:	File	Date:	June 14, 1982
Copies for:	H. Spicer, R. Oro	Client:	James Sullivan
From:	G. F. Guest	Division:	Transportation
Subject:	Marketplace Center/WZMH Tel. Call - Representative of the Telephone Company	Job Number:	3992-01

RM CL MJ DB JB FILE

On Monday, June 11, 1982, the writer talked with Mr. Thomas Chesholm, Outside Plant Manager for the New England Telephone Company (547-1214) and requested cost estimates for the location adjustment of their 20 bank duct system at the north end of the site as follows:

1) Break up existing 20 bank duct (4x5) and place existing lines in building slab in a 2 deep by 10 long duct bank configuration.

2) Break up existing duct bank and place lines in a new duct bank, same configuration, as far north on the site as possible without changing the length of existing lines.

Mr. Chesholm told the writer that the Telephone Company has relocated this system twice and that they have a "Granted Location."

They expect that the Developer would bear any and all costs associated with a move of this duct bank. The Telephone Company would contract for this work.

cc: D. Ordorica, WZMH Group, Inc.

WZMH Group Inc.

Transmittal

Architects & Planners

Sears Crescent Building
Fourth Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Date

Project Markerplace Center

Project No. 1786

To James F. Sullivan
One Boston Place
Suite 1026
Boston, MA 02108

Attention James Sullivan

Please find the following enclosed. Sent via Hand Delivered

Quantity	Date	Item
1	4-5-82	Letter from NET&T Re: Reply to WZMH 3-25-82 Memorandum
1	4-12-82	Letter from Boston Gas Re: Reply to WZMH 3-26-82 Memorandum
1	4-27-82	" Re: Estimate to Move 30" Ø 1.P Gas line.

As per your request

cc: H.Johnson

David D. Ordorica
WZMH Group Inc., Architects

Please notify us at once if enclosures are not as transmitted above.

RECEIVED
APR - 9 1982
WZMH. HABIB INC.

New England Telephone

Charles F. Borruso
District Manager-Distribution Service
Metro/South District
Construction/Engineering

245 State Street, Room 410
Boston, Massachusetts 02109
Phone (617) 574-1213

April 5, 1982

WZMH Group Inc.
Architects & Planners
Sears Crescent Building
Fourth Floor
City Hall Plaza
Boston, Massachusetts 02108

Att: David Ordorica

Re: Marketplace Center, Boston

In reply to your letter of memorandum dated March 25, 1982, the following information is provided to assist you in planning the proposed Marketplace Center Building, and to make clear, our position on relocating underground telephone conduit and cables in the proposed area of construction.

Under items 1.2, 1.3, and 1.4, of your memorandum, assumptions were made that are completely erroneous. The policy of the telephone company is to seek reimbursement on all projects that require relocation of telephone facilities including engineering charges. This policy has long been in effect with the most recent cases being the Copley Place and the Southwest Corridor projects.

A major concern to the telephone company is the presence of a 20-duct conduit formation that runs from manhole 178A at North Street and Commercial Street, to manhole 192B at Cross Street and Atlantic Avenue. This formation was constructed in 1965 at the request of the BRA in order to conform to new street alignments. It now appears that this formation is in conflict with the construction of the proposed Marketplace Center Building. This route is made up of 16 full size cables containing over 11,000 critical 2-wire toll circuits which serve the northeast section of the United States. The telephone company does not wish to relocate or disturb, in any way, these facilities which were relocated previously as stated above.

RECEIVED
JUN 22 1982
SASAKI ASSOCIATES, INC.
By

Future correspondence concerning interior building communications (main terminal room, riser closets, backboards, etc.) should be sent to Mr. Joseph Gilmore-Industry Consultant Manager, 245 State Street, Room 501, Boston, Massachusetts 02109.

If any further assistance is required, contact Mr. Mario J. Fabiano, on 574-1225.

Very truly yours,

C. F. Borruso

Charles F. Borruso
District Manager-Metro-South

MJF/eam

cc: W. W. MacDonald
T. V. Chisholm
J. J. Gilmore
M. J. Fabiano
File

WZMH Group Inc.
Architects & Planners

Sears Crescent Building
4th Floor
City Hall Plaza
Boston, Massachusetts
02108
(617) 723-8250

Boston, Dallas,
Denver, Irvine

Calgary, Montreal
Toronto, Vancouver

March 25, 1982

MEMORANDUM

Project: Marketplace Center, Boston, Massachusetts, Project #1786

Subject: Introduction to Project - Meeting held at New England Telephone and Telegraph Co., Wednesday, March 24, 1982.

Copies to: All present, J.Sullivan, R.Manning, H.Johnson, C.Lee, J.Sayers

Present: William W. MacDonald — N.E.T. & T.

David D. Ordorica — WZMH Group, Inc.

		Action By
1.	General	
1.1	Introduction to project.	
1.2	N.E.T. & T. will assumee all costs relative to relocation of ducts, cables and manholes.	
1.3	N.E.T. & T. will provide all engineering services relative to relocating their underground utilities.	
1.4	N.E.T. & T. will study equipment in area, and make a determination of how to move it.	N.E.T. & T.
2.	New Service	
2.1	N.E.T. & T. requires a telephone equipment room provided by owner in basement to meet their specifications.	WZMH
2.2.	Conduit risers and branch feeders are provided by owner to telephone cabinets in riser closets at each floor of tower.	
2.2.1	Closets to be sized for cabinets based on 15 pairs of cable per 1,000 sq. ft. average office space.	
2.2.2	Riser closets to have a pair of butt hinged doors with proper hardware to allow full accessibility.	

Richard A. Manning AIA ARIBA
David P. Habib AIA
Warwick Housden MRAIC ARIBA
Bernard Himel MRAIC
Paul Barnard MRAIC M. Arch (U.D.)
Chung N. Lee AIA

Action By

2.2.3 Due to space being partitioned by tenants, feed from riser closets to terminals and outlets is overhead, above hung ceiling and down the partition.

2.3 For the retail portion, satellite closets will probably be needed as well as "terminal-on-wall" units.

2.4 For new facilities contact Joe Gillmore.

WZMH Group, Inc.

David D. Ordorica

David D. Ordorica
DDO/pmd

Note: Please advise immediately, if in your opinion, any information contained herein is incorrect.

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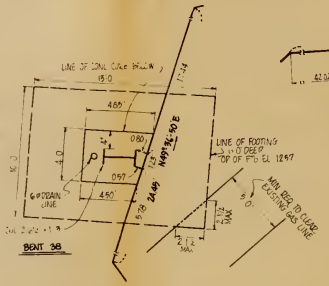
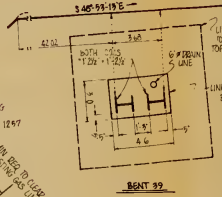
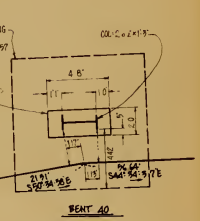
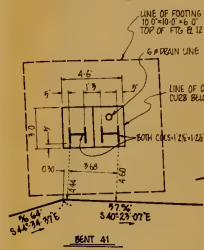
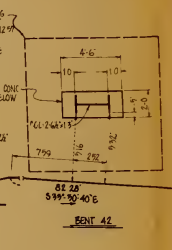










LIST OF PLAN REFERENCES

Contract Plans for East Boston Tunnel (M.B.T.A.) - Sheet A7-12B (2 sheets) Section "C".

City of Boston - Public Works Department - Engineering Division
Discontinuance Plan - Commerce & So. Market Streets, Boston Proper, dated 9/8/75.

John F. Fitzgerald - Expressway - Boston Proper, dated 9/10/76.

Discontinuance Plan - Commercial Street - Boston Proper, dated 9/8/75.

Boston Redevelopment Authority - Boston, Mass.
Downtown Waterfront - Faneuil Hall Project - Project No. Mass. R-77
Site Preparation - Contract X - Utility Plan, Drawing Nos. 3 & 7 of 23, dated April, 1975.

Downtown Waterfront - Faneuil Hall Project - Project No. Mass. R-77
Site Preparation - Contract J-1 - Relocation Plan, Drawing No. 3 of 28, dated March, 1975.

Downtown Waterfront - Faneuil Hall Project - Project No. Mass. R-77
Delivery Parcel Plan - Parcel O-10, dated 7/30/75.

Downtown Waterfront - Faneuil Hall Project - Project No. Mass. R-77
Delivery Parcel Plan - Parcel O-10, dated April, 1975.

Faneuil Hall Marketplace - Boston, Mass.
HVAC Partial Site Plan & Schedules - Quincy Market Buildinn
S.P. Rizzo Job No. 0714, Drawing No. QM13, dated 8/22/75

New England Telephone & Telegraph Company - Boston, Mass.
State Street from Atlantic Avenue to Broad Street. Exchange: Bowdoin.

Clinton Street from Merchants Row to Arlington Street. Exchange: Capitol. Exchange code: 6123-1.

Commercial Street from State Street to Richmond Street. Exchange: Capitol. Exchange code: 6123-1.

Boston Gas Company - Engineering Department - field notes for location of 30" C.I. Main - sect. 15 - dated 4/21/82. Commercial Street - Boston, Mass.

Gas Plans - sheets 15 and 16 - Boston, Mass.

Boston Edison Company - John F. Fitzgerald Expressway - Surface Road - Boston, Mass.
showing 16" Steam Main. Drawing Nos. SR-124-6 and SR-124-7.

South Market Street - Boston, Mass. - showing 16" Steam Main. Drawing No. SR-125-1.

South Market Street - Boston, Mass. Drawing No. T-1733.

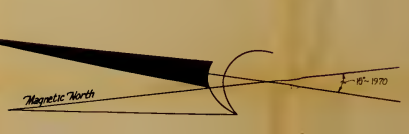
Commerce Street - Boston, Mass. Drawing No. T-1330.

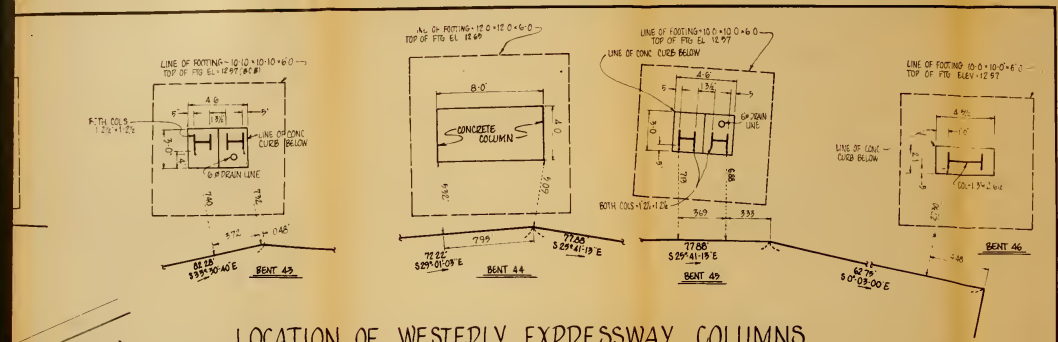
Commercial Street - Boston, Mass. Drawing No. T-23.

State Street - Boston, Mass. Drawing No. T-231.

LEGEND

- □ C.B. CATCHBASIN
- ○ M.H. MANHOLE
- ○ S.M.H. SEWER MANHOLE
- ○ D.M.H. DRAIN MANHOLE
- ○ T.M.H. TELEPHONE MANHOLE
- ○ E.M.H. ELECTRIC MANHOLE
- ▫ H.H. HANDHOLE
- ▫ H.H. HANDHOLE
- ☼ L.P. LIGHT POLE
- ☼ C.L.P. CONCRETE LIGHT POLE
- ☼ M.L.P. METAL LIGHT POLE
- ▫ B.W.W. BOSTON WATER WORKS
- ▷ SIGN
- ▫ W.G. WATER GATE
- ▫ G.G. GAS GATE
- ▫ P.M. PARKING METER
- ◇ HYD. HYDRANT
- ○ TRAF. SIG. TRAFFIC SIGNAL
- ○ PED TRAF SIG. PEDESTRIAN TRAFFIC SIGNAL
- ■ CONC. FTG. - CONCRETE FOOTING
- H.P.F.S. - HIGH PRESSURE FIRE SERVICE
- W.C.R. - WHEEL CHAIR RAMP
- ASPH. - ASPHALT
- CONC. - CONCRETE
- WD - WOOD
- C.R.W. - CONCRETE RETAINING WALL
- GRAN. - GRANITE
- H.S. - HIGH SERVICE
- L.S. - LOW SERVICE
- from field survey - INDICATES A UTILITY LINE BASED ON FIELD LOCATION.
- from record info - INDICATES A UTILITY LINE BASED ON RECORD INFORMATION.
- BH - BOTTOM OF HOOD
- WL - WATER LEVEL
- BP - BOTTOM OF PIT
- OVERHEAD ELECTRIC
- PL - PLASTIC (Gas Line)
- R.E. RETAINED EXISTING





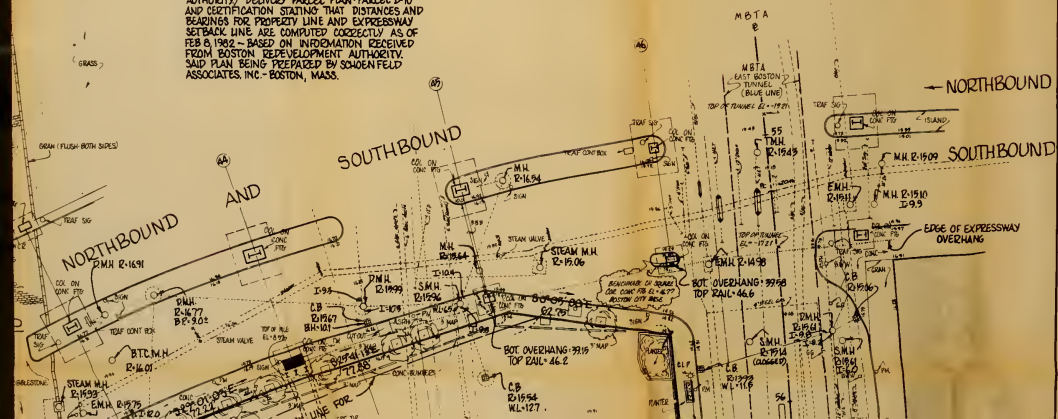
LOCATION OF WESTERLY EXPRESSWAY COLUMNS WITH RESPECT TO PROPERTY LINE

SCALE: ¼" = 1'-0"

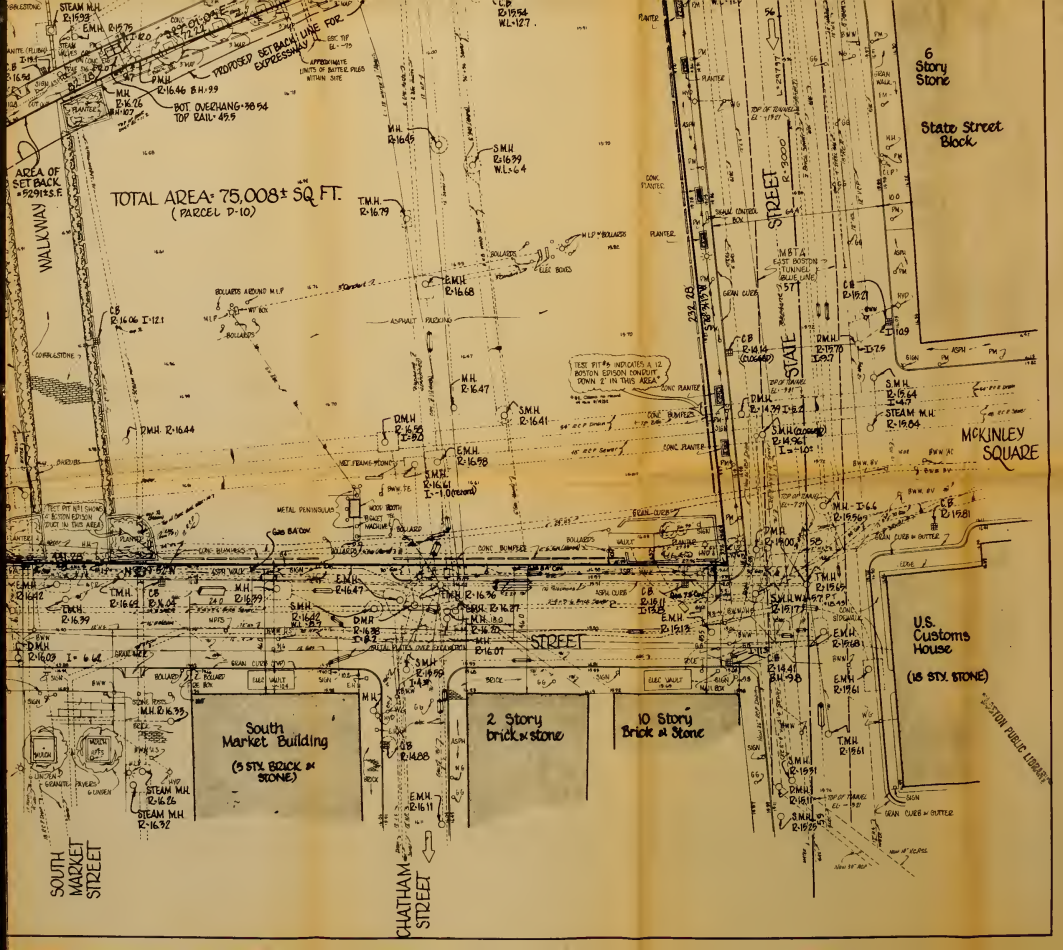
NOTE: COLUMN FTG INFO TAKEN FROM DWG TITLED "JOHN F FITZGERALD EXPRESSWAY NORTH ST TO OLIVER ST, BOSTON" DATED 2/23/82 PREPARED BY COMM OF MASS DEPT OF PUBLIC WORKS

NOTES:

1. FOR DIMENSIONS OF WESTERLY EXPRESSWAY COLUMNS & LOCATION, IN RELATION TO THE PROPERTY LINE, SEE DETAILS
2. UTILITY INFORMATION TAKEN FROM FIELD AND RECORD DATA. (SEE REFERENCE LIST)
3. BENCHMARKS ARE BASED ON BOSTON CITY BASE.
4. PROPERTY INFORMATION TAKEN FROM A PLAN TITLED "DOWNTOWN WATERFRONT FANUEL HALL PROJECT PROJECT NO MASS R-77 (BOSTON REDEVELOPMENT AUTHORITY) DELIVERY PARCEL PLAN-PARCEL D-10" AND CERTIFICATION STATING THAT DISTANCES AND BEARINGS FOR PROPERTY LINE AND EXPRESSWAY SETBACK LINE ARE COMPUTED CORRECTLY AS OF FEB 8, 1982 - BASED ON INFORMATION RECEIVED FROM BOSTON REDEVELOPMENT AUTHORITY. SAID PLAN BEING PREPARED BY SCHOEN FELD ASSOCIATES, INC. - BOSTON, MASS.



STREET
EXPRESSWAY
EDGE OF EXPRESSWAY OVERHANG
4 Story Brick & Stone
CROSS
NORTHBOUND
SOUTHBOUND
COMMERCIAL
North Market Building (5 STORY BRICK & STONE)
Central Market Building QUINCY MKT. (2 STY. STONE)
CLINTON STREET
NORTH MARKET STREET
EDGE OF EXPRESSWAY OVERHANG
BOT OVERHANG=38.94 TOP RAIL=43.9
BOT OVERHANG=37.98 TOP RAIL=41.0
BOT OVERHANG=37.28 TOP RAIL=41.3
BOT OVERHANG=38.32 TOP RAIL=43.3
BOT OVERHANG=37.20 TOP RAIL=44.2
PROPOSED SETBACK FOR EXPRESSWAY
GRANITE CURB
CONC BUMPERS
BOLLARDS



NO	DESCRIPTION	DATE	CKD
REVISIONS			

DECEMBER 21, 1982
DECEMBER 7, 1982
OCTOBER 29, 1982
JULY 19, 1982
JULY 6, 1982
JUNE 30, 1982
JUNE 19, 1982
JUNE 8, 1982
MAY 26, 1982
MAY 3, 1982

DRAWN JDM.
DATE 12-21-82
CHECKED
PRINT DATE

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE THE DRAWINGS.

THIS DRAWING SHALL NOT BE USED IN CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BELOW BY THE ARCHITECT.

DATE

WZMH Group Inc.
Architects & Planners

Sears Crescent Building
Boston, Massachusetts
02108

R.E. Cameron and Associates, Inc.
Civil Engineers

Norwood, Massachusetts
02062

MARKETPLACE CENTER

Marketplace Center Associates
Boston, MA

DRAWING TITLE
TOPOGRAPHICAL SURVEY PLAN

GOVDOC
BRA
921
Item 1
Vol 2
of 2

SCALE 1" = 20' - 0" OR AS NOTED

DRAWING NUMBER
1786 - 201